K 2450

WARRANTY DEED

For and in consideration of the sum of Fourteen Hundred and no/100 ($1,400.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we W. C. Moncrief & Company, Inc., a Tennessee corporation, have bargained and sold, and by these presents do transfer and convey unto the said Charlie E. Hawkins and wife, Wylmoth Jane Hawkins, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 15 on the Plan of Franklin Heights at Goodlettsville, a plat of which is of record in Book 2083, page 91, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to W. C. Moncrief & Company, Inc., by deed of record in Book 2243, page 215, R. O. D. C., Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 2278, page 409, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie E. Hawkins and wife, Wylmoth Jane Hawkins, their heirs and assigns, forever.

And we do covenant with the said Charlie E. Hawkins and wife, Wylmoth Jane Hawkins, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, W. C. Moncrief & Company, Inc., successors and assigns do further covenant and bind ourselves, our ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Charlie E. Hawkins and wife, Wylmoth Jane Hawkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 10 day of January, 1955.

W. C. Moncrief & Co. Inc
W. C. Moncrief Pres.

STATE OF TENNESSEE
Davidson County

Before me, Richard M Hilton a Notary Public in and for the State and County aforesaid, personally appeared W. C. Moncrief, with whom I am personally acquainted, and who upon oath acknowledged himself to be president of W. C. Moncrief & Company, Inc., the within named bargainor, a corporation, and that he as such president being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

Witness my hand and seal at Goodlettsville, Tennessee, this 10 day of January, 1955.

Richard M Hilton
Notary Public

My commission expires July 28, 1957

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