K 2538

WARRANTY DEED G-108956 — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100ths DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

LETHA M. HILL, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. B. HAWKINS and wife, ANNIE O. HAWKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 in the W. L. B. Lawrence Plan of Lots, of record in Book 21, page 148, Register's Office for said County, and more particularly described as follows:

Beginning at a point 59 feet south of Florence Street or Avenue, on the west side of Tenth Avenue, [redacted], or Pomeroy Avenue; thence southwardly 50 feet to Ida E. Morgan's northeast corner; thence with her northerly line, westwardly 190 feet, more or less, to the easterly margin of an alley; thence northwardly, with the easterly margin of said alley, 50 feet to a point, being the southwest corner of a lot owned at one time by P. C. and Corine Davis; thence eastwardly 190 feet, more or less, to the beginning.

Being the same property conveyed to Thos. H. Hill and wife, Letha M. Hill, by warranty deed from T. H. Harris and wife, Ruth Elizabeth Harris, of record in Book 676, page 89; and by quitclaim deed from F. L. McMurrey and wife, Eura Bell McMurrey, of record in Book 660, page 771, said Register's Office. The said Thos. H. Hill died in March, 1956, survived by his widow, the said Letha M. Hill.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of May, 1956

LETHA M. HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [redacted], a Notary Public in and for the State and County aforesaid, personally appeared [redacted] within named LETHA M. HILL, the bargainer(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this, the 9th day of May, 1956

My Commission Expires April 26, 1957

My commission expires [redacted]

Notary Public

WARRANTY DEED
MC&P
From
LETHA M. HILL
3045
To
H. B. HAWKINS and wife,
ANNIE O. HAWKINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAY A.D. 1956 at 12 o'clock
Noted in Book 26 Page 139
Recorded in Book — Page —
Recording Fee $2.00
JAMES P. WILSON, Register
By — Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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