K 2546

WARRANTY DEED Form 1002 Published by [illegible]

For and in consideration of the sum of $ 4,401.75 and assumed hereinafter mentioned

FOUR THOUSAND FOUR HUNDRED ONE AND 75/100 DOLLARS

Cash in hand paid by the grantees herein receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balances of two notes; the first being for $3,076.42, executed by Southern Development Company, dated June 22, 1954, payable to Fidelity Federal Savings & Loan Association, for the original sum of $3500.00, with interest at 6% per annum, both principal and interest payable $34.16 monthly, and secured by Deed of Trust of record in Book 2267, page 337, Register's Office for Davidson County, Tennessee, and the second for $475.00, executed by the grantors herein, for the original sum of $655.00, with interest at 6% per annum, both principal and interest payable $10.34 monthly, said note payable to Southern Development Company; and secured by Vendor's Lien retained in the deed of record in Book 2284, page 239, said Register's Office.

we, EMMITT RAY CLAUD AND WIFE, MARGARET J. CLAUD,

have bargained and sold, and by these presents do transfer and convey unto the said Alvin R. Hawkins and wife, Ernestine M. 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. 1, 2, 3, and 4, Block A, on the Map of Anderson's Subdivision, as of record in Book 974, pages 36 and 37, Register's Office for said County.
Said Lot No. 1, 2, 3, and 4, adjoin and front together 80 feet on the south side of Old Hickory Boulevard and run back between lines 126 feet on the west line of Lot No. 1 and along the east margin of Larkin Spring Road and 126.4 feet along the east line of Lot No. 4 to a dead line on which they measure 85 feet.
Being the same property conveyed to Emmitt Ray Claud and wife, Margaret J. Claud, by deed from Southern Development Company, as of record in Book 2284, page 239, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2087, page 411, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvin R. Hawkins and wife, Ernestine M. Hawkins their heirs and assigns, forever.

And we do covenant with the said Alvin R. Hawkins and wife, Ernestine M. 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, except as herein above set out and by 1956 taxes, which the grantees herein assume and agree to pay.

And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of July, 19 56.

Emmitt Ray Claud

Margaret J. Claud

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy M. Junius, a Notary Public in and for said County and State, the within named Emmitt Ray Claud and wife, Margaret J. Claud

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 19 56

Commission expires May 11, 1960.

Nancy M. Junius
Notary Public

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