BK 2696

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 1,500.00
ONE THOUSAND FIVE HUNDRED AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 12, 1956, executed by the grantors herein, payable to Life & Casualty Insurance Company of Tennessee, for the original sum of $8,200.00, with interest at 4½% per annum, both principal and interest payable $45.59 monthly, beginning November 1, 1956, final payment October 1, 1981, and secured by a Deed of Trust of record in Book 2570, page 401, Register's Office for Davidson County, Tennessee,

WE, DAVID T. HAWKINS AND WIFE, BETTY L. HAWKINS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. TAYLOR AND WIFE, WILLA ERRANTON TAYLOR

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, of Block "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot No. 15 fronts 50 feet on the easterly side of East Iris Drive and runs back between lines, 174.2 feet on the northerly line and 143.1 feet on the southerly line, to a dead line on which it measures 97 feet.
Being the same property conveyed to David T. Hawkins and wife, Betty L. Hawkins, by deed from E. J. Biggerstaff and wife, as of record in Book 2597, page 398, 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 JOHN H. TAYLOR AND WIFE, WILLA ERRANTON TAYLOR their heirs and assigns, forever.

And we do covenant with the said JOHN H. TAYLOR AND WIFE, WILLA ERRANTON TAYLOR 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 hereinabove setout and by all 1957 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 hands this 9th day of September, 1957.

David T. Hawkins

Betty L. Hawkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named DAVID T. HAWKINS AND WIFE, BETTY L. HAWKINS,

the bargainors, 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 9th day of September, 19 57.

JNO. C. JEFFORDS NOTARY PUBLIC STATE AT LARGE DAVIDSON COUNTY

My Commission expires May 11, 1960.

Notary Public, State-At-Large

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PG 547