K 2805

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That we, Charlie Hawkins and Helen Hawkins Brown and wife, Anna Bell Hawkins, for and in consideration of One Dollar, cash in hand paid us, and for other good, valuable and satisfactory consideration, this day paid us, the receipt of all which is hereby severally acknowledged, have this day bargained and sold and do hereby sell, alien, transfer and convey unto VIRGINIA HAWKINS ROBERTSON an one-half undivided interest in and to the following described real estate, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows;-

Lot 151 or tract 17 of Anderson Estates of record in Book 1130, page 37, Register's Office, Davidson County, Tennessee, described according to a survey of Harvey Gee, Aug.6,1946, as follows: Beginning at a point 355.3 feet from a monument at corner of McArthur Drive and Roosevelt Avenue on the westerly margin of McArthur Drive, said point being the common corner of Lots 150 and 151, thence westwardly 150 feet between the commonlines of Lots 150 and 151 to a point, said point being the common corner of Lots 151,152,151 and 150, thence northerly 65 feet between the common lines of lots 151 and 152 to a point said point being the common corner of lots 151,152,151 and 150, thence eastwardly 150 feet between the common lines of lots 151 and 152 to a point in the westwardly margin of McArthur Drive, thence southwardly along said margin 65 feet to the point of beginning.

Being the same property conveyed to C.E. Hawkins and daughter Virginia Mai Robertson, by Scott Davis et ux by deed recorded in said Register's Office of Davidson County, Tennessee.

Charles E. Hawkins, (Charles E. Hawkins) died intestate in Davidson County, Tennessee, July 8,1954, leaving surviving him as his widow, Anna Bell Hawkins, and as his only children and only heirs at law, Charlie Hawkins , Helen Hawkins Brown, and Virginia Hawkins Robertson, who hereby convey their right, title and interest in and to the said one-half undivided interest of said Charles E. Hawkins unto said Virginia Hawkins Robertson, who is also known as Virginia Mai Robertson, thereby vesting full title in and to said real estate in said Virginia Hawkins Robertson.

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances and improvements thereunto belonging, unto the said Virginia Hawkins Robertson, her heirs and assigns forever. We covenant with her that we are lawfully seized and possessed of the above described interest in and to said real estate, that we have a good and lawful right to sell and convey the same, that it is free and unincumbered, except as shown of record, and we with said exceptions only, will forever warrant and defend the title in and to the respective interests herein conveyed, against the lawful rights of all persons whomsoever.

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