K 2864

WARRANTY DEED

REAU E. FOLK, JR., FORM — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($ 10.00),

[illegible] other good and valuable consideration paid to me by the purchaser, the receipt of which is hereby acknowledged, and in addition the purchaser assumes and agrees to pay:

[illegible] mortgage executed by Joseph Kelly Hawkins and wife, Patsy B. Hawkins, to [illegible] Williamson, Trustee, dated October 17, 1958, recorded October 17, 1958, of record in Book 2800, page 538, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $11,200.00, and payable to First and Peoples Bank.

Joseph Kelly Hawkins and wife, Patsy B. Hawkins,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto [illegible] Garrett Lee Allen and wife, Marguerite Allen,

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 Lot No. 4 on the Plan of Colony Heights, of record in Book 2370, page 40, Register's Office for said County.
Said Lot No. 4 fronts 69.4 feet on the easterly side of Ezell Road and runs back 192.8 feet on the north line and 191.7 feet on the south line to a dead line in the rear, measuring 71.' feet thereon.
Being the same property conveyed to Joseph Kelly Hawkins and wife, Patsy B. Hawkins, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 2804, page 473, Register's Office for 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 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, except as heretofore shown.

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 14th day of January, 195[illegible]

Joseph Kelly Hawkins
Patsy B. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph Kelly Hawkins and wife, Patsy B. Hawkins,

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, the 20th day of January, 1959

My commission expires: [illegible]

Notary Public

WARRANTY DEED

From 17143
Joseph Kelly Hawkins and wife,
Patsy B. Hawkins

To
Garrett Lee Allen and wife,
Marguerite Allen
1521 Mercury Blvd.
Nashville, Tenn.

DOCUMENTARY — UNITED STATES INTERNAL REVENUE — 65 ONE DOLLAR CENTS PAID

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 JAN A.D. 1959
of 3:17 o'clock P.M.
Noted in Book 42 Page 125
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.
Dept. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

1521 Mercury Blvd.

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