WARRANTY DEED

For and in consideration of the sum of ($10.00)

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cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $10,236.85 of an original note dated March 30, 1954, in the amount of $12,000.00, which note is secured by a Deed of Trust executed by Harold S. Brooks and wife, to Miller Kimbrough, Trustee, of record in Book 2255, page 369, Register's Office for Davidson County, Tennessee.

We, William Hawkins and wife, Laura E. Hawkins

have bargained and sold, and by these presents do transfer and convey unto the said William Boyd Adams and wife, Dorothy Ann Adams, their

heirs 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. 86 on the Plan of Glencoe Acres, of record in book 1835, pages 136, 137 and 138, Register's Office for said County. Said lot No. 86 fronts 88 feet on the southerly side of Mimosa Drive and runs back between lines, 179.2 feet on the westerly side and 176.3 feet on the easterly side to a dead line in the rear, and measures 91 feet on said dead line. Being the same real property conveyed to William Hawkins and wife, Laura E. Hawkins, by deed from Harold S. Brooks and wife, dated December 30, 1957, filed January 2,1958, and recorded in book 2708, page 323, said Register's Office.

This conveyance is made subject to restrictions of record in book 1788, page 495, and in book 2088, page 534, and in book 2105, page 633, Register's Office for Davidson County, Tennessee, and twenty-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Mimosa Drive, and conditions of owners certificate, as shown on plan of record in book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, and easement for public utility purposes granted Southern Bell Telephone and Telegraph Company by Southern Trust Company along the line between lots Nos. 86 and 87 by grant of record in book 2099, page 408, 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 said William Boyd Adams and wife, Dorothy Ann Adams, their *heirs and assigns, forever.*

And we *do covenant with the said* William Boyd Adams and wife, Dorothy Ann Adams, *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 above set out, and we hereby assign all our escrow deposits to the grantees herein.

And we, William Hawkins and wife, Laura E. Hawkins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Boyd Adams and wife, Dorothy Ann Adams, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* April, 19 60.

William Hawkins

Laura E Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* William Hawkins and Laura E. Hawkins *the within named 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* 1st *day of* April, 19 60.

Hugh J Bradley, *Notary Public*

Commission expires April 23, 1963