BK 3072

TENNESSEE TITLE COMPANY

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $10.00

Ten & ----------no/100 DOLLARS and other valuable considerations, cash in hand paid to John D. Hopkins, Jr. and wife, Lillian Henry Hopkins by Thomas Haynes, Jr., and wife, Juanita F. Haynes, receipt of which is hereby acknowledged, and the further consideration of the assumption and agreement by the said Thomas Haynes,Jr, and wife, Juanita F. Haynes to pay off the balance due as of July 1, 1960 in sum of $8,546.10, on a certain note dated August 18,1959 executed by the said John D. Hopkins, Jr, and wife, Lillian Henry Hopkins for $8,600.00 with interest from date at the rate of 5½ % per annum on the unpaid balance until paid, which note is secured by Trust Deed of record in book 2979, page 159, Register's Office for Davidson County, Tennessee and said note and deed of trust having been assigned to Federal National Mortgage Association by instrument dated September 14,1959, of record in book 2983, page 480, said Register's Office;

We, the said John D. Hopkins, Jr., and wife, Lillian Henry Hopkins,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Haynes, Jr. and wife, Juanita F. Haynes,

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. 23 on the Plan of Cumberland Gardens, as of record in book 2900, pages 3 and 4, Register's Office for said County. Said Lot No. 23 fronts 57.5 feet on the easterly side of 28th Avenue, North and extends back 172.9 feet on the northerly line and 149 feet on the southerly line to a dead line, which is a broken line, measuring 68.2 feet thereon.
Being the same real property conveyed to John D. Hopkins, Jr. and wife, Lillian Henry Hopkins, by deed from Oakmont Development Company, of record in book 2956, page 229, 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 Thomas Haynes, Jr. and wife, Juanita F. Haynes

their heirs and assigns, forever.

And We do covenant with the said Thomas Haynes, Jr. and wife, Juanita F. Haynes, 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 for the aforesaid indebtedness and except for all unpaid taxes, all of which grantees herein assume and agree to pay promptly, however this all are is the A.D. tax thereon at time of the transfer of title and applied or taxes. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas Haynes, Jr. and wife, Juanita F. Haynes,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of May, 1960

John D. Hopkins, Jr.
Lillian Henry Hopkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Aven E. Williams, Jr., a Notary Public in and for said County and State, the within named John D. Hopkins, Jr. and wife Lillian Henry Hopkins, 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 24th day of May, 1960

Notary Public.

Commission expires May 20, 1963.

TENNESSEE TITLE COMPANY

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