BK 3159

WARRANTY DEED

For and in consideration of the sum of - - - - $12,500.00 - - - - - - - - - - - - - - - -
TWELVE THOUSAND, FIVE HUNDRED & NO/100 - *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, we, William C. Greer, Jr. and Henry Earl Hawkins, d/b/a/ G & H Company,

have bargained and sold, and by these presents do transfer and convey unto the said Bertha A. Holt, a widow

her *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. 109 on the Map of Treppard Heights Subdivision, Section VII, of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee.

Said lot No. 109 fronts 85 feet on the southerly side of Hummingbird Drive and extends back 412.6 feet on the easterly line and 429.6 feet on the westerly line to a line in the rear and measures 120 feet thereon.

Being a part of the same property conveyed to William C. Greer, Jr., and Henry Earl Hawkins, d/b/a/ G & H Company by deed from J. R. Coarsey, Trustee, of record in book 3131, page 505, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bertha A. Holt,

her *heirs and assigns, forever.*

And we *do covenant with the said* Bertha A. Holt

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 1960 taxes which will be paid by seller.

And we, William C. Greer, Jr. and Henry Earl Hawkins d/b/a/G & H Company *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bertha A. Holt

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

Witness our *hand* s *this* 15th *day of* November, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Greer Jr.
Henry Earl Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frances T. Sperry, *a Notary Public in and for said County and State,* William C. Greer, Jr. and Henry Earl Hawkins d/b/a/ G & H Company

the *within named 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* 15th *day of* November, 1960.

Frances T. Sperry *Notary Public*

Commission expires April 23, 1961

PG 609