BK 3225

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - ($10.00) - **DOLLARS**, cash in hand paid, and other good and valuable considerations paid, the receipt of all of which is hereby **acknowledged,**

We, E. R. SANDERS, Jr., and wife, ELISE ARNOLD SANDERS, **have bargained and sold, and by these presents do transfer and convey unto the said** ALVIN R. HAWKINS and wife, ERNESTINE M. HAWKINS, **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot Nos. 5 and 6 of Block "A" on the Map of Anderson's subdivision, Old Hickory Boulevard, as of record in Book 974, pages 36 and 37, Register's Office for said County.

Said Lots Nos. 5 and 6 adjoin and front together 50 feet on the southerly side of Old Hickory Boulevard and extend back between lines 126.4 feet on the westerly side and 127.2 feet on the easterly side to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to E. R. Sanders Jr., and wife, Elise Arnold Sanders, by deed from Homeland, Inc., a Tennessee Corporation, of record in Book 2103, page 87, Said Register's Office.

Said premises are conveyed subject to 1961 taxes which have been pro-rated and will be be paid by the grantees herein, and subject to restrictions of record in Book 2103, Page 87, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvin R. Hawkins and Ernestine M. Hawkins, their **heirs and assigns, forever.**

And we **do covenant with the said** Alvin R. Hawkins and Ernestine M. Hawkins **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 stated herein.

And We, E. R. Sanders, Jr., and Elise Arnold Sanders, **do further covenant and bind** ourselves our **heirs and representatives,** to warrant and forever **defend the title to the said land to the said** Alvin R. Hawkins and Ernestine M. Hawkins, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand a** this 25th **day of** May, 1961.

E. R. Sanders, Jr.,

Elise Arnold Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. Spiller Campbell, Jr., **a Notary Public in and for said County and State, the within named** E. R. Sanders, Jr., and Elise Arnold Sanders

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 office, this 25th day of May, 1961

Commission expires April 24, 1963

F. Spiller Campbell, Jr.
Notary Public

PG 269