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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Five Hundred and No/100 ----------
----------($9,500.00) ----------DOLLARS
Cash in hand paid by James E. Hawkins and wife, Barbara J. Hawkins, the receipt of which is hereby acknowledged,

Area Properties Company, Inc.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said James E. Hawkins and wife, Barbara J. Hawkins

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Cumberland Gardens, Section III, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot fronts 50 feet on the easterly margin of Salem Mason Drive and runs back between parallel lines 105.8 feet on the northerly side and 106.6 feet on the southerly side to a line in the rear on which it measures 50 feet.

Being part of the same property conveyed to Area Properties Company, Inc., by deed from Robert H. Crowell and wife, Nellie Nickens Crowell, of record in Book 2926, page 363, 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 James E. Hawkins and wife, Barbara J. Hawkins their heirs and assigns, forever.

And it does covenant with the said James E. Hawkins and wife, Barbara J. Hawkins that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Area Properties Company, Inc. do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James E. Hawkins and wife, Barbara J. Hawkins their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF AREA PROPERTIES COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 23rd day of August, 1961.

Attest:
Albert G. Morris, Secretary

AREA PROPERTIES COMPANY, INC.
By: Carl B. Turner
Carl B. Turner, President

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