BK 3284

For and in consideration of the sum of $ Ten and No/100 ($10.00) DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we

WILLIAM C. GREER AND HENRY EARL HAWKINS

have bargained and sold, and by these presents do transfer and convey unto the said

Samuel L. Runnells and wife, Marion Runnells,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
A lot or parcel of land in the Thirteenth, formerly the Twenty-third Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cliff Drive, at a point 121.5 feet west of the northwest corner of said drive and Hamilton Road; thence with the northerly margin of said drive, westerly 80 feet to a point 75 feet, east of the northeast corner of said drive and Goodrich Avenue; thence northwardly 75 feet; thence eastwardly 80 feet; thence southwardly 75 feet to the beginning.

Being the same property conveyed to William C. Greer and Henry Earl Hawkins d/b/a G. & H. Company, a partnership, by deed from Earl F. Smith and wife, Frances Smith, of record in Book 3103, page 79, 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 Samuel L. Runnels and wife, Marion Runnels heirs and assigns, forever.

And we do covenant with the said Samuel L. Runnells & wife, Marion Runnells 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.

And we, William C. Greer and Henry Earl 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 Samuel L. Runnells and wife, Marion Runnells their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of March, 19 61

William C. Greer

Henry Earl Hawkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Floyd L. Greer, a Notary Public in and for said County and State, the within named William C. Greer and Henry Earl Hawkins

the bargainor, 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 11th day of March, 1961.

Commission Expires July 29, 1964

Floyd L. Greer, Notary Public

Warranty Deed

From William C. Greer and Henry Earl Hawkins

To Samuel L. Runnells and wife, Marion Runnells

Dated March 11, 1961

Recorded March 14, 1961 at 1:20 P.M.

Fee $

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BK 447