K 3312

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Ghee & Sanders, Inc., a Tennessee Corporation, existing under the laws of the State of Tennessee,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Bobby Luke Hawkins and wife, Wilma Collins Hawkins, their

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. 228 on the final plan of Joywood Heights, Section No. 2, as of record in book 1130, page 92, Register's Office for said County, described as follows:

Beginning on the westerly margin of Woodyhill Drive, at the corner of lots Nos. 228 and 229; thence with the line between said two lots, westwardly 198.5 feet; thence southwardly 60 feet to the corner of lots Nos. 227 and 228; thence with the line between said two lots, eastwardly 196.9 feet to the westerly margin of Woodyhill Drive; thence with said Drive northwardly 60 feet to the beginning.

Being the same real property conveyed to Ghee & Sanders, Inc., by deed from Charles O. Coleman and wife, dated October 24, 1958, filed October 28, 1958, and recorded in book 2811, page 115, said Register's Office.

This conveyance is made subject to restrictions of record in book 1373, page 98, Register's Office for Davidson County, Tennessee, and an easement for public utility purposes along rear line of premises and building setback line from Woodyhill Drive, as shown on plan of record in book 1130, page 92, 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 Bobby Luke Hawkins and wife, Wilma Collins Hawkins, their *heirs and assigns, forever.*

And it does ~~they~~ *covenant with the said* Bobby Luke Hawkins and wife, Wilma Collins Hawkins *that* it is ~~they are~~ *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Ghee & Sanders, Inc., a Tennessee Corporation does ~~do~~ *further covenant and bind* itself, its/ successors and assigns ~~heirs, executors, representatives~~, *to warrant and forever defend the title to the said land to the said* Bobby Luke Hawkins and wife, Wilma Collins Hawkins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our ~~my~~ *hand* s ~~s~~ *this* 22nd *day of* November, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GHEE AND SANDERS, INC.,

ATTEST: Alfred E Sanders
Secretary-Treasurer

BY: James E Ghee
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

PG 233