K 3340

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Nov. 2, 1959, executed by O. G. Bennett and wife, payable to The Prudential Insurance Company of America, for the original sum of $19,000.00, with interest as set forth in said note, payable according to the terms and conditions thereof, and secured by a Deed of Trust of record in Book 3011, page 287, Register's Office for Davidson County, Tennessee.

we, DAVID A. BURT AND WIFE, ELEANOR M. BURT

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

J. B. HAWKINS AND WIFE, RUTH W. 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 No. 79 on the Plan of Section II, First Addition, Seven Hills, as of record in Book 2663, page 51, Register's Office for said County.
Said lot fronts 140 feet on the northerly side of Burton Valley Road and runs back 352.6 feet on the westerly line and 280.35 feet on the easterly line to a dead line in the rear on which it measures 161.5 feet, said dead line being a broken line.
Being the same property conveyed to David A. Burt and wife, Eleanor M. Burt, by deed from O. G. Bennett and wife, as of record in Book 3219, page 67, 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 J. B. HAWKINS AND WIFE, RUTH W. HAWKINS their heirs and assigns, forever.

And we do covenant with the said J. B. HAWKINS AND WIFE, RUTH W. 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 hereinabove set-out.

And we, the Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of January, 19 62

David A. Burt

Eleanor M. Burt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named David A. Burt and wife, Eleanor M. Burt

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 Nashville, Tennessee, this 26th day of January, 19 62

Commission expires: October 28, 1963

B. W. Howard Notary Public

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