K 3504

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FOUR HUNDRED AND NO/100 ($400.00) DOLLARS which has been paid in cash by Alvin R. Hawkins and wife, Ernestine M. Hawkins, the receipt of which is hereby acknowledged, we, T. E. Krantz and wife, Ada G. Krantz,

have bargained and sold, and by these presents do transfer and convey unto the said Alvin R. Hawkins and wife, Ernestine M. Hawkins, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of Hickerson & Miller made November 9, 1957. BEGINNING at an iron pin being the Northeast corner of the Milligan property; thence S. 88 deg. E. 694.6' along the south margin of the M. C. Poole (now Hawkins) property, to an old stone being a common corner of the properties of M. C. Poole and W. J. Merritt (both tracts now owned by Hawkins) and the tract herein described; thence S. 2 deg. W. 314 feet along the West margin of the W. J. Merritt (now Hawkins) property to an iron pin; thence N. 87 deg. W. 767.6' to an iron pin; thence N. 16 deg. 30' E. 165' to an iron pin; thence N. 14 deg. 15' E. passing the Southeast corner of Milligan at 59 feet in all 149 feet to the point of beginning.

And being the greater portion of the same property conveyed to the undersigned, T. E. Krantz and wife, Ada G. Krantz, by deed from John T. Green and wife, Mary Ann Green, of record in Deed Book 2706, Page 181, Register's Office for Davidson County, Tennessee.

[redacted]

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 wife, Ernestine M. Hawkins, and their heirs and assigns, forever.

And we do covenant with the said Alvin R. Hawkins and wife, 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.

And we, T. E. Krantz and wife, Ada G. Krantz, 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 wife, Ernestine M. Hawkins, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of January, 19 62

Alvin Ray Hawkins — T. E. Krantz

Ernestine M. Hawkins — Ada G. Krantz

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