3763

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)----------
----------TEN----------DOLLARS
paid in cash by Earl Hawkins (unmarried) RECEIPT of which is hereby acknowledged and other good and valuable considerations

we have bargained and sold, and by these presents do transfer and convey unto the said EARL HAWKINS (unmarried)

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the northwesterly 20 feet of Lot No. 306 and the southeasterly 2 feet of Lot No. 304 of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, R.O.D.C., Tennessee. Said parts of said Lots adjoin and front together 22 feet on the southwesterly side of Delta Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Sam Garfinkle and Lou Lusky by deed from Elkin Garfinkle, Trustee, of record in Book 2441, page 279, R.O.D.C., Tennessee.

Being the same property conveyed to Buchannan Fowler and wife Jennie Gertrude B. Fowler by deed from Sam Garfinkle and Lou Lusky, R.O.D.C., Tennessee, Book 2448 page 442 dated Sept. 7, 1955.

[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 Buchannan Fowler & wife Jennie Gertrude B. Fowler their heirs and assigns, forever.

And we do covenant with the said Earl Hawkins (unmarried) 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 Buchannan Fowler & wife Jennie Gertrude B. Fowler do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl Hawkins (unmarried) his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16 day of May, 1964

X Buchannan Fowler
Jennie Gertrude B. Fowler

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