This Instrument Was Prepared By

Phillip Sanders (kp)

Of the law firm of Sanders & Sanders

Stahlman Building, Nashville, Tennessee

BOOK 3952 PAGE 372

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. B. Hawkins (NAME)	Same (NAME)	Map 133-8
3389 Mimosa Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 21
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) DOLLARS

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

We, James S. Fitch and wife, Edith D. Fitch have bargained and sold, and by these presents do transfer and convey unto the said E. B. Hawkins and wife, Mattie Hawkins their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 137 and 138, Register's Office for said County.

Said lot fronts 90 feet on the southeasterly side of Mimosa Drive and runs back 190.9 feet on the northeasterly line and 193.7 feet on the southwesterly line to a dead line in the rear on which it measures 78.5 feet.

Being the same property conveyed to James S. Fitch and wife, Edith D. Fitch, by deed from Charles Oliver Morris and wife, as of record in Book 3611, page 243, said Register's Office.

Subject to restrictions of record in Book 1788, page 495, Book 2088, page 534, as amended by instrument of record in Book 2105, page 633; and also Plan which shows a 55 foot set-back line from Mimosa Drive and a 20 foot easement for public utilities across the rear.







This is unimproved (x) property, known as 3389 Mimosa Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. B. Hawkins and wife, Mattie Hawkins their heirs and assigns, forever.

And we do covenant with the said E. B. Hawkins and wife, Mattie 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 by taxes for the year 1965 which have been pro-rated and assumed by the Grantees.

And we, James S. Fitch and wife, Edith D. Fitch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. B. Hawkins and wife, Mattie Hawkins, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of October, 1965

James S. Fitch

Edith D. Fitch

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named James S. Fitch and wife, Edith D. Fitch

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 27th day of October, 1965

Ethelyne Tatom, Notary Public

Commission Expires 2/18/68

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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, this day of, 19

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

Consideration 13,500.00
Stamps — 13.75
Rec — 2.00
Tax — 19.25

TURRENTINE REALTY CO.

WARRANTY DEED

FROM

JAMES S. FITCH AND WIFE,
EDITH D. FITCH

TO

E. B. HAWKINS AND WIFE,
MATTIE HAWKINS

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

OCT 29 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 29 1965 mk

BOOK 3952 PAGE 375

041911

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 29 2 23 PM '65

NOTED: BOOK 4132 PAGE 347
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

35.00