Prepared by H. P. Philip Sadler, Atty. Hendersonville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mildred Hawkins & Alvin R. Hawkins	same	Map 8
(NAME:) Swinging Bridge Road	(NAME:) BOOK 4295 PAGE 717	Par. 73
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee 37138	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in Mildred Hawkins and Alvin R. Hawkins,

WE I, Mildred Hawkins,

have bargained and sold, and by these presents do hereby transfer and convey unto H. Philip Sadler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being a part of the Chambliss place conveyed to W. S. Whiteman by Robert Vaughn, Clerk and Master, Book 445, page 307, R.O.D.C.

BEING Lot No. 2 of said Division.

BEGINNING at a stake with sugar, walnut and hickory pointers, the Northwest corner of Lot 2, and running S. $3\frac{1}{2}^{o}$ W. 114.53 poles to a stone; thence S. $86\frac{1}{2}^{o}$ E. 43.33 poles to a poplar; thence S. $86\frac{1}{2}^{o}$ E. 30.91 poles to a stone; thence North 4^{o} E. 41.5 poles; thence with line of Lot No. 1 N. $39\frac{1}{2}^{o}$ W. 24.24 poles; thence N. 25^{o} W. 15.15 poles; thence N. $12\frac{1}{4}^{o}$ W. 15.63 poles; thence N. $33\frac{1}{4}^{o}$ W. 19.39 poles; thence N. $3\frac{1}{4}^{o}$ N. 12.5 poles to a gum stump; thence N. 87^{o} W. 33.22 poles to the beginning, containing 41.78 acres, more or less, and being the same land conveyed to Dr. Alvin Hawkins and wife, Mildred Hawkins, of record in Book 2245, page 69, Register's Office for Davidson County, Tennessee.

(There is included in the above description, but excluded from this conveyance, a tract of about ten acres heretofore deeded to Dr. Alvin Hawkins and wife, Mildred Hawkins, by deed from Jessie D. Baxter and wife, as is recorded in Book 1110, page 258, R. O. D. C., Tennessee.)

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said H. Philip Sadler, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And WE I, Mildred Hawkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Philip Sadler, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. Philip Sadler, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Mildred Hawkins and Alvin R. Hawkins

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Mildred Hawkins and Alvin R. Hawkins, their heirs and assigns, forever.

And I do covenant with the said Mildred Hawkins and Alvin R. Hawkins, that I am lawfully seized and possessed of said land and have a good right to convey it.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 1.00

Alvin R. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1965

MY COMMISSION EXPIRES Dec 22 72

Mary F. Courtney

And I, H. Philip Sadler, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Mildred Hawkins and Alvin R. Hawkins, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the ..... day of ....., 19....

Mildred Hawkins

H. Philip Sadler Trustee.

DEC 20 68	CONV	*3,000.00			
DEC 20 68	CONV	*3,000.00			
DEC 20 68	S'TAX		A*	7.80	
DEC 20 68	S'TAX		A*	7.80	
DEC 20 68	PR'FEE		A*	.50	
DEC 20 68	W'DEED		A*	3.00	* 19.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mildred Hawkins, the Bargainors, 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 10th day of October, 1968

Mary F. Courcy
Notary Public.

My commission expires: Aug. 22 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Philip Sadler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of October, 1968

Mary F. Courcy
Notary Public.

My commission expires: Aug. 22, 1972

Deed

From: MILDRED HAWKINS

to: H. PHILIP SADLER Trustee.

AND

From: H. PHILIP SADLER Trustee.

to: MILDRED HAWKINS AND ALVIN HAWKINS

A 24700

IDENTIF. REFERENCE

DEC 20 1 38 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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