THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

BOOK 4229 PAGE 95

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael W. Franklin (NAME:) | Guaranty Mortgage Company (NAME:) | Map 60-4 |
| 135 Southridge Drive (STREET ADDRESS OR ROUTE NUMBER) | 316 Union (STREET ADDRESS) | Par. 60 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* $10.00----------

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

Cash paid by Michael W. Franklin and wife, Mary E. Franklin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Michael W. Franklin and wife, Mary E. Franklin, of the unpaid principal balance of a note in the original amount of $19,800.00, secured by a deed of trust to Herschel Greer, Trustee, as of record in Book 3213, page 637, Register's Office for Davidson County, Tennessee.

We, Alan W. Hawkins and wife, Oneida C. Hawkins,

*have bargained and sold, and by these presents do transfer and convey unto the said* Michael W. Franklin and wife, Mary E. Franklin

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. 54 on the Plan of Oak Park Subdivision, as of record in Book 3600, page 84, Register's Office for said County.

Said lot fronts 90 feet on the northwesterly side of Southridge Drive and extends back 175.16 feet on the southwesterly line and 155.84 feet on the northeasterly line, to a dead line in the rear on which it measures 117.66 feet.

Being the same property conveyed to Alan W. Hawkins and wife, Oneida C. Hawkins, by deed from Oak Park Developers, Inc., as of record in Book 4213, page 635, said Register's Office.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,410.30, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael Franklin
Affiant

Subscribed and sworn to before me this the 19 day of APRIL 1968

NOTARY PUBLIC

My Commission Expires 5-18-68

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

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Michael W. Franklin and wife, Mary E. Franklin *their heirs and assigns, forever.*

*And* we *do covenant with the said* Michael W. Franklin and wife, Mary E. Franklin *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 stated herein and the 1968 taxes which will be paid by grantees when due and payable.

*And* we, Alan W. Hawkins and wife, Oneida C. 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* Michael W. Franklin and wife, Mary E. Franklin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 18th *day of* April, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Alan W Hawkins
Alan W. Hawkins

x Oneida C. Hawkins
Oneida C. Hawkins

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*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....., Tennessee, this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*STATE OF* TENNESSEE
*COUNTY OF* DAVIDSON

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

Alan W. Hawkins and wife, Oneida C. Hawkins

*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* 18th *day of* April, *19* 68.

Rosemary Dowdle, *Notary Public.*

*Commission Expires* 5-18-68

---

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....*

*Witness my hand and seal, at office in.....,*
*this.....day of....., 19.....*

.....
*Notary Public*

*Commission Expires.....*

STATE TAX $ 58.24
PROBATE .50
TOTAL $ 58.74

APR 22 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

FROM

Alan W. Hawkins, et ux

TO

Michael W. Franklin, et ux

13469

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 22 11 40 AM '68
NOTE BOOK 118 PAGE 615
RECORDING FEE $ 6.00
DEP. REG. .50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.