This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
Nashville, Tennessee

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William M. Hawkins (NAME)	Same (NAME)	FH-13095
1901 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & NO/100 ---------- *DOLLARS*
cash in hand paid by William M. Hawkins and wife, Mary D. Hawkins, and other good and valuable consideration, the receipt of all of which is hereby acknowledged; and the assumption by the said William M. Hawkins and wife, Mary D. Hawkins of the unpaid balance of a note dated August 28, 1959, payable to Phoenix Mutual Life Insurance Company, in the principal sum of $19,000.00, secured by a deed of trust from William C. Overbey and wife, Hildred L. Overbey, to H. H. Mayberry, Jr. Trustee, recorded in Book 2981, page 9, Register's Office for Davidson County, Tennessee;

We, William C. Overbey and wife, Hildred L. Overbey

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

Being Lot No. 480 on the Plan of Hillsboro Park, Section VI, of record in Book 2663, page 95, Register's Office for said County, as follows:

Beginning at a point in the west margin of Kingsbury Drive at a concrete monument near the south margin of Pinehurst Drive; thence with the margin of Kingsbury Drive, southerly 278.2 feet to a point; thence westerly 185.5 feet to a point; thence northerly 320 feet to the south margin of Pinehurst Drive; thence with the margin of the same, easterly 158.9 feet to the beginning of a curve; thence around said curve, southeasterly 39.5 feet to the point of beginning.

Being the same property conveyed to William C. Overbey and wife, Hildred L. Overbey, by deed from Hillsboro Park, Inc., of record in Book 2883, page 411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement for T.V.A. power line or lines of record in Book 2276, page 402, Register's Office for Davidson County, Tennessee;
Easement and conditions of owners certificate and location of T.V.A. easement referred to above, as shown on plan of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee,
Restrictive covenants contained in instrument of record in Book 2435, page 237, as amended by instruments of record in Book 2603, page 440, and Book 4207, page 397, and placed on premises by instrument of record in Book 2855, page 475, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 53,500.00
Subscribed and sworn to before me, this the 17th day of October, 1968
(Affiant)
My commission expires: May 1 1971
(Affix Seal)
Notary Public

G. F. Cole, Jr., member of committee, joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1901 Kingsbury Drive (House Number) (Street) Nashville, Tennessee 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 William M. Hawkins and wife, Mary D. Hawkins, their *heirs and assigns, forever.*

And we *do covenant with the said* William M. Hawkins and wife, Mary D. 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 as aforesaid and taxes for 1968

And we, William C. Overbey and wife, Hildred L. Overbey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Hawkins and wife, Mary D. Hawkins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10 *day of* ~~October~~ Nov., 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Overbey

Hildred L. Overbey

x

G. F. Cole, Jr.
Member of Committee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State, the within named* William C. Overbey and wife, Hildred L. Overbey

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* 12 *day of* ~~October~~ Nov., *19*68

[illegible], *Notary Public.*

Commission Expires Aug 1 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charlene Hendrix, *a Notary Public in and for said County and State, the within named* G. F. Cole, Jr. Member of Committee

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 12th *day of* ~~October~~ Nov., *19* 68.

Charlene Hendrix, *Notary Public.*

Commission Expires 10-22-70

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 .....

WARRANTY DEED

FROM

William C. Overbey, Et Ux

TO

William M. Hawkins, Et Ux

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Hall
Edwin L. Lucas
[illegible]

DAVIDSON COUNTY TENN.
REGISTER'S OFFICE
RECEIVED FOR RECORD
AND RECORDED
MAY 11 1966
AT 8:00 A.M.
WM. MOFFETT, REGISTER

57500.00

A* 139.10
A* .50
A* 6.00 * 145.60

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