This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

BOOK 1585 PAGE 105

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOYD J . HAWKINS, ET UX	SAME	
(NAME)	(NAME)	Map 75
ROUTE 1, HERMITAGE,	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pc. 21
TENNESSEE 37138	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

ELDON H. McCOMBS and wife, HELEN O. McCOMBS,

have this day bargained and sold, and do hereby transfer and convey unto the said

LOYD J . HAWKINS, and wife, DORIS C . HAWKINS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in Book 421, page 137, Register's Office for said County, being Tract No. 4 on the survey made by John E. Perry, Surveyor for Wilson County, Tennessee, December 1, 1945, described as follows:

Beginning in the center of Hadley Bend Road at the corner of Tracts Nos. 3 and 4; thence with the line between said two tracts, south 89 1/2° east 272.3 feet to a stake; thence north 1/2° east 200 feet to a stake; thence north 89 1/2° west 274.7 feet to the center of said Road; thence with the center of said Road, south 1° east 200 feet to the beginning, containing 1.258 acres, more or less.

Being the same property conveyed to Eldon H. McCombs and wife, Helen O. McCombs, by deed frm Jessie C. Johnson, of record in Book 1371, page 248, Register's Office for Davidson County, Tennessee. By order of the Probate Court of Davidson County, Tennessee, Docket No. 55843 and 56419, Michael J. C. Lorance was appointed as common conservator for Helen O. McCombs and Eldon Hall McCombs, and authorized to execute a warranty deed to the above described property in their behalf.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 17 day of March, 19 72.

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Route 1, Hermitage, Tennessee 37138 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 17th *day of* March, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael J. C. Lorance
as Conservator for
Eldon H. McCombs and
wife Helen O. McCombs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* MICHAEL J. C. LORANCE AS CONSERVATOR FOR ELDON H. McCOMBS and wife, HELEN O. McCOMBS

the within named 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* 17th *day of* March, *19* 72.

Notary Public

Commission expires 2/3/74

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 .....

MAR 20 72 CONV 22,000.00
MAR 20 72 S'TAX A* 57.20
MAR 20 72 PR'FEE A* .50
MAR 20 72 W'DEED A* 4.00 * 61.70

WARRANTY DEED

FROM

ELDON H. McCOMBS, ET UX

TO

LOYD J. HAWKINS, ET UX

B 52549

IDENTIF. REFERENCE

MAR 20 1 54 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS