WARRANTY DEED

BOOK 4646 PAGE 993

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Viola Holcomb (NAME)	same (NAME)	MAP 83-5
1009 Mansfield Ave ~~1113 Calvin Avenue~~ (STREET ADDRESS OR ROUTE NUMBER)	1009 Mansfield Ave (STREET ADDRESS)	PAR. 222
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	MP

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

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

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee herein, of an unpaid principal balance of $5,193.97 of an original note in the amount of $6,750.00, which note is secured by a Deed of Trust executed by Charles J. Hawkins and wife, Ethel F. Hawkins, to J. J. Foley, Jr., Trustee, of record in book 3655, page 261, Register's Office for Davidson County, Tennessee.

Ethel F. Hawkins, a widow

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

Viola Holcomb, her

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

Land in Davidson County, Tennessee, being Lot No. 7 in the Subdivision of the Calvin Davis Lots, being a part of Block B in F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles J. Hawkins and wife, Ethel F. Hawkins, by deed from Charles A. Begbie, of record in book 3640, page 247, Register's Office for Davidson County, Tennessee, the said Charles J. Hawkins having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 10th day of October 19 72

Affiant Mrs Viola Holcomb

My commission expires: October 28, 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Viola Holcomb, her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out and for the 1972 taxes, which have been assumed by the grantee herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Viola Holcomb, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 10th *day of* October, 19 72.

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date:

Ethel F. Hawkins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, I. C. Simpkins, a Notary Public in and for said County and State, Ethel F. Hawkins the within named bargainor, with whom I am personally acquainted, and who acknowledged that sha executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 19 72.

I. C. Simpkins Notary Public

Commission expires October 28, 1974.

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 .....

OCT 16 72	CONV	12,000.00			
OCT 16 72	S TAX		A*	31.20	
OCT 16 72	PR FEE		A*	.50	
OCT 16 72	W DEED		A*	4.00	* 35.70

WARRANTY DEED

FROM Ethel F. Hawkins

TO Viola Holcomb

File: Union Trust Co. box. B 8 0 2 4 1

IDENTIF. REFERENCE

OCT 16 3 07 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE