THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY-AT-LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37208

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Hawkins, et ux (NAME)	Community Federal Savings & Loan Association (NAME)	BOOK 4662 PAGE 797
2024 Salem Mason Drive (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)	Parcel No. 2W-365
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37208 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten & 00/100----------($10.00)--- DOLLARS

cash in hand paid by James E. Hawkins and wife, Barbara J. Hawkins

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Samuel M. McKissack and wife, Olivia J. McKissack

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 149 on the Plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 149 fronts 50 feet on the easterly side of 23rd Avenue, North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel M. McKissack, by deed from Harris A. Gilbert, Trustee, of record in Book 4626, page 352, 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 $34,000, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amt. Tax Paid $_____

Subscribed and sworn to before me this the 7th day of December 1972.

NOTARY PUBLIC

MY COMMISSION EXPIRES February 11, 1976

This is unimproved ( ) improved (X) property, known as 1416-23rd Ave., North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of November, 1972.

Samuel M. McKissack

Olivia J. McKissack

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Samuel M. McKissack and wife, Olivia J. McKissack

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 28th day of November, 1972.

Commission expires February 11, 1976 Notary Public [illegible]

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

SAMUEL M. MCKISSACK, ET UX

TO

JAMES E. HAWKINS, ET UX

REGISTER STAMP BELOW

Mail to Community Federal 2605 Jefferson St Nashville 37208

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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↑
IDENTIF. REFERENCE

DEC 7 3 17 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-7[illegible]	CONV	34,000.00			
DEC-7[illegible] S'TAX			A*	88.40	
DEC-7[illegible] PR'FEE			A*	.50	
DEC-7[illegible]	W'DEED		A*	4.00	* 92.90