FORM NO. WD-1

BOOK 4668 PAGE 426

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,700.00

Wayne Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 19 72

Notary Public

MY COMMISSION EXPIRES: 10-2-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers , Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Hawkins, etux (NAME)	Guaranty Mortgage Company (NAME)	15D-7885
1305 Kenmore Court (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. Zip)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Royal Oaks Enterprises, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Hawkins and wife, Juanita May Hawkins

HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Map of Kenmore Court Subdivision, as of record in Book 1835, Page 113, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the west side of Kenmore Court and runs back between lines, 225.8 feet on the north line and 232.3 feet on the south line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Royal Oaks Enterprises by deed from Bruce Wayne Martin, et ux Virginia Dannette Martin, of record in Book 4605, Page 175, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on a deed of trust of record in Book_____, Page_____, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1305 (House Number) Kenmore Court., (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 its hand this 27 day of December, 19 72

ROYAL OAKS ENTERPRISES, INC.

By: Eugene E. Davis (President)
Eugene E. Davis

STATE OF TENNESSEE
Davidson County

BOOK 4668 PAGE 427

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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Paul E. Davis, a Notary Public within and for the State and County aforesaid, personally appeared Eugene E. Davis and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Royal Oaks Enterprises, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eugene E. Davis as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of December, 19 72

My commission expires 12-26-74

_____
Notary Public

WARRANTY DEED

FROM

Royal Oaks Enterprises, Inc.
a Tennessee corporation

TO

Wayne Hawkins, etux

B 8 9 4 3 9

IDENTIF. REFERENCE

DEC 29 12 27 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC29'72	CONV	14,700.00			
DEC29'72	S'TAX		A*	38.22	
DEC29'72	PR'FEE		A*	.50	
DEC29'72	W'DEED		A*	4.00	* 42.72

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.