Prepared by:
Samuel Hankins
Sarver Ave.
Nashville, Tenn.

WARRANTY DEED

BOOK 4716 PAGE 435

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marilyn H. Swinea, Samuel W. Hankins, Jr. Patricia Ann Hankins, Donald H. Hankins	SAME	43-1
321 Sarver Ave. Madison Tenn. 37115	SAME	106 pt

FOR AND IN CONSIDERATION of ~~Ten Dollars~~ my love and affection for Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins and my appreciation of their good lives and devotion to me and their love and affection for me,

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

I, Samuel W. Hankins

have this day bargained and sold, and do hereby transfer and convey unto the said Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins, on express conditions herein below stated

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot " J " on the Corrected Plan of W. P. Ready's Sub-division of E. H. Thornton Tract, as of the record in book 332, page 110, Register's Office for Davidson County , Tennessee. Said Lot " J " fronts 320 feet on the northerly side of Madison (now Sarver Avenue) and runs back between paralell lines 544 feet to the southerly line of Shannon Avenue, and contains 4 acres, more or less; this being the same lot conveyed to T. A. Matthews and wife, Lochie Matthews by Robert Lee portwood and wife, Ethel Portwood, October 15, 1942, by deed of record in book 1194, page 105 of the Register's office for Davidson County, this being the same lot conveyed to Samuel W. Hankins by T. A. Matthews and wife Lochie Matthews, November 6, 1944, by deed of record in book 1306, page 517 of the Register's office for Davidson County, Tennessee.

I make this conveyance to said Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins, with the express conditions and provisions that I retain a life estate in said property; and that in the event of the death of said Marilyn H. Swinea, Samuel W, Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins prior to me, Samuel W. Hankins, that in that event, the absolute title to this property shall immediately be reinvested in me, Samuel W. Hankins, free of any claim or interest by the estate of heirs of said Marilyn H. Swinea, Samuel W. Hankins, Jr. Patricia Ann Hankins Donald H. Hankins; to be owned absolutely by me or my heirs, as if this deed had never been made.

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 7th day of June 1973

Affiant Bill Hankins

My commission expires (Affix Seal) Notary Public J. H. Eggo Dep Register

This is improved { } property, known as 321 Sarver Ave, Madison, Tennessee 37115
(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 Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins, on the express conditions and provisions stated herein

(successors), heirs and assigns forever. I do 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. and I, Samuel W. Hankins

further covenant and bind myself, my heirs heirs and representatives, to warrant and forever defend the title to said real estate to said Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, Donald H. Hankins on conditions and provisions stated herein -their heirs and assigns, against the lawful claims of all (successors), heirs and assigns, against the lawful claims of all persons. persons, whomsoever

Witness my hand this 28th day of ~~April~~ May, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Samuel W. Hankins Samuel W. Hankins

May 28th 1970

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. F. McAnally, *a Notary Public in and for said County and State,* Samuel W. Hankins

Samuel W. Hankins

the within named 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 Madison, County of Davidson, State of Tennessee, *this* 28th *day of* May, *19*70.

H. F. McAnally
Notary Public

Commission expires 10/28/70

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.....

JUN-7	CONV	10,000.00			
JUN-7	S TAX		A*	26.00	
JUN-7	PR FEE		A*	.50	
JUN-7	W DEED		A*	4.00	* 30.50

WARRANTY DEED

FROM
Samuel W. Hankins

TO
Marilyn H. Swinea
Samuel W. Hankins, Jr.
Patricia Ann Hankins
Donald H. Hankins

May 28th, 1970

C I O 1 4 8

IDENTIF. REFERENCE

JUN 7 3 51 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE