This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

BOOK 4783 PAGE 544

TO

Thomas P. Hatfield, Jr. et ux

For draftsman's use

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas P. Hatfield, Jr. et ux (NAME)	Guaranty Mtg. Co. (NAME)	
2311 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. N. (STREET ADDRESS)	62-13
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	52 PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 28 8 39 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS MAN

$ 18,566.00 Thomas P. Hatfield Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF January 19 74

Lee E. Ingram
Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

C39908

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by _____, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William S. Dawson, Thomas R. Dawson and Ronald L. Dawson, all the heirs at law of Thomas Edward Dawson, deceased, hereinafter called the Grantors, and I, Anna Ray Dawson, also a Grantor herein, join in this deed for the express purpose of conveying all right, title and interest in the hereinafter described property which I have or may have and obedient to decree of the Probate Court of Davidson County, Tennessee, and the property settlement agreement contained in and made a part of such decree, said decree being of record in said Court's Minute Book 20 C, Page 246, Circuit Court Clerk's office for Davidson County, Tennessee,

JAN28	CONV	18,566.00			
JAN28	S'TAX		A*	48.36	
JAN28	PR'FEE		A*	.50	
JAN28	WDEED		A*	6.00	* 54.86

have bargained and sold, and by these presents do transfer and convey unto the said Thomas P. Hatfield, Jr. et ux, Nancy R. Hatfield 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 part of Lot No. 33 on the Plan of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for said County, also being Lot No. 3 on the unrecorded plan of the subdivision of a part of said Lot No. 33, described according to a survey made by Cantrell, Connell and Greek, Engineers, March 20, 1950, as follows:

BEGINNING at an iron pin on the northwesterly side of McGavock Pike, at the corner of lots Nos. 1 and 3 as shown on said survey, said corner being N 18° 15' E 119 feet, N 22° 24' E 100 feet and N 31° 43' E 76 feet from the intersection of the westerly line of said McGavock Pike and the easterly line of Riverwood Drive; thence with the line between said lots Nos. 1 and 3, northwesterly 89.5 feet to an iron pin, the corner of Lots Nos. 1 and 2 on said survey; thence with the line between said Lots Nos. 2 and 3, northerly 88 feet to an iron pin in a branch or drain; thence with said drain N 56° 15' E 136 feet to an iron pin at the corner of Lots Nos. 3 and 4 on said survey; thence with the line between said Lots Nos. 3 and 4 southeasterly 153 feet to an iron pin on the northwesterly side of said pike; thence with said pike, S 54° 01' W 20 feet, S 48° 24' W 100 feet and S 31° 43' W 24 feet to the beginning.

BEING the same property conveyed to Thomas Edward Dawson and wife, Anna Ray Dawson, by deed from Robert C. Weaver, Secretary of Housing and Urban Development etc. of record in Book 4043, Page 794, Register's Office for Davidson County, Tennessee. The said Thomas Edward Dawson and Anna Ray Dawson were subsequently divorced by decree of the ~~Rxxxxx~~ Probate Court of Davidson County, Tennessee, such decree being of record in Minute Book 20C, Page 246. By such decree, as of record in said Minute Book in the Circuit Court Clerk's Office for Davidson County, Tennessee, Thomas Edward Dawson was decreed the hereinabove described lands. The said Thomas Edward Dawson has since died leaving the Grantors herein, William S. Dawson, Thomas R. Dawson and Ronald L. Dawson his only heirs at law.

THIS conveyance is made subject to restrictive covenants and easements pertaining to the premises and to lien created in Deed of Trust of record in Book 4043, Page 797, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

unimproved ( )
This is improved (X) property, known as 2311 McGavock Pike, Nashville, Tennessee 37216
(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, except as shown herein.

And we, the Grantors herein 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.

Witness our hand s this 6th day of November, 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William S. Dawson
William S. Dawson

Thomas R. Dawson
Thomas R. Dawson

Ronald L Dawson
Ronald L. Dawson

Anna Ray Dawson

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4783 PAGE 546

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Dawson, Thomas R. Dawson and Ronald L. Dawson,

the 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 Hermitage, Tennessee, this 6th day of November, 19 73.

Notary Public.

Commission Expires May 29, 1977

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Ray Dawson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 19 73.

Notary Public

Commission Expires May 29, 1977.

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 Nashville Tenn., this 5 day of Nov, 19 73

Betty Hendrix, Notary Public.

Commission expires May 1977