This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

mail 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. W. HOSKINS, ET UX (NAME)	SAME (NAME)	Map 43-13
108 Larchmont Dr. (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4857 PAGE 940 (STREET ADDRESS)	Parcel 218
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

OCT-7E	CONV	*5,700.00			
OCT-7E S'TAX			A*	14.82	
OCT-7E PR'FEE			A*	.50	
OCT-7E	W'DEED		A*	6.00	* 21.32

MARIE HAWKINS SANDERS ET VIR, DAVID LEE SANDERS; REBA E. HAWKINS KIRBY ET VIR, VERNON D. KIRBY; FRED B. HAWKINS ET UX, JUDY K. HAWKINS; AND JOHN J. HAWKINS, unmarried,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* R. W. HOSKINS AND WIFE, DOLLIE MAE HOSKINS, their

.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly part of Lot No. 8 and the northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Maple Street at the northwest corner of the property conveyed to William A. Rawls and wife, by deed from E. B. Gregory and wife, of record in Book 1020, page 304, said Register's Office, being 113 feet 3 inches west of the westerly margin of Forest Park Road; thence with the southerl y margin of Maple Street westwardly 60 feet to the northeast corner of Lot No. 7; thence with the easterly line of said Lot No. 7 southwardly 101 feet to a point 10 feet north of the corner of Lots Nos. 9 and 10; thence eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence northwardly 40 feet, more or less, to the southwest corner of said Rawls property, continuing northwardly and with said Rawls westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Lola M. Hawkins by deed from Daniel W. Hale, et ux, of record in Book 1453, page 287, said Register's Office; the said Lola M. Hawkins being now deceased, having died a widow, and the property havi ng passed by operation of law to the heirs at law of Lola M. Hawkins, deceased, they being: Marie Hawkins Sanders, Reba E. Hawkins Kirby, Fred B. Hawkins and John J. Hawkins, all being over eighteen years of age. (cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $5,700.00

Subscribed and sworn to before me, this the 7th day of October 19 74

My commission expires: 11-12-75 (Affix Seal)

Notary Public

THOMAS M. BLACK NOTARY PUBLIC STATE OF TENNESSEE LARGE

David Lee Sanders, husband of Marie Hawkins Sanders; Vernon D. Kirby, husband of Reba E. Hawkins Kirby; Judy K. Hawkins, wife of Fred B. Hawkins, all over eighteen years of age, join in this conveyance for the express purpose of conveying any and all right, title and interest they may have in said property.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 appears of record.

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.*

Witness our *hand* s *this* 3rd *day of* October, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marie Hawkins Sanders
Reba E. Hawkins Kirby
Vernon D. Kirby
Fred B. Hawkins
Judy K. Hawkins

BOOK 4857 PAGE 942

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* Marie Hawkins Sanders et vir, David Lee Sanders; Reba E. Hawkins Kirby et vir, Vernon D. Kirby; Fred B. Hawkins et ux, Judy K. Hawkins; and John J. Hawkins, unmarried *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 Madison, *Tennessee, this* 26th *day of* October, *19* 71.

Notary Public

Commission Expires 11-12-75

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

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....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

C 7 3897 IDENTIFICATION REFERENCE Oct 8 11 AM '71 FEE $ DAVIDSON COUNTY, TENN.

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.....