BOOK 4952 PAGE 140

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl Hawkins	New Owner	12 DA 44360
(NAME) 6th Floor, Metro Courthouse	(NAME) Same	12 DA 44355
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	Map 72-9 Parcel 82-83
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand----------
----------($8,000.00)----------*Dollars,*
cash in hand paid and the assumption of balance due on notes secured by instruments of record in Book 2419, Page 137; Book 2474, Page 599; and Book 4024, Page 289, Register's Office for Davidson County, Tennessee.

Sarah Frazier, Unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Earl Hawkins, his

~~XXXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 15 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page 70, R. O. D. C., Tennessee.
BEING the same property conveyed to Paul Frazier and wife, Sarah Frazier, by deed from Milton Shepherd and wife, Eunice Shepherd, and Elaine Shepherd Anderson of record in Book 4456, Page 56, R. O. D. C., Tennessee, the said Paul Frazier having since died.

BEING Lot No. 16 on the Map of Leech's Subdivision of record in Book 1424, Page 70, R. O. D. C., Tennessee, to which plan reference is hereby made for a more particular description of said property.
BEING the same property conveyed to Lillian Grace Frazier for life with remainder to Paul P. Frazier and wife, Sarah J. Frazier, by deed from David T. Pruitt and wife, Dorothy C. Pruitt, of record in Book 4056, Page 492, R. O. D. C., Tennessee, the said Lillian Grace Frazier and Paul P. Frazier having since died. Conveyance of Lot No. 16 includes air conditioner, refrigerator and stove.
This conveyance is made subject to 1975 taxes, easements and restrictive covenants of record in Book 1424, Page 70; Book 3983, Pages 50 and 54; and Book 1632, Page 161, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15000 00

Subscribed and sworn to before me, this the 18th day of September 19 75

Affiant Earl Hawkins

My commission expires

(Affix Seal) Notary Public J. Head - Deputy Clerk

This is { unimproved } { improved } property, known as 1515 and 1517 Jewel Street, Nashville, Tennessee
(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 Earl Hawkins, his

R0C009890.

heirs and assigns forever. I *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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Earl Hawkins, his

~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 18th day of September, 1975, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sarah J. Frazier

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sarah Frazier

the within named 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, *this* 18th *day of* September, *19* 75.

Marie McCord
Notary Public

Commission expires 5-24-78

NOTARY PUBLIC RECORD DAVIDSON

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.....

SEP 18 75	CONV	15,000.00				
SEP 18 75	S'TAX		A*	39.00		
SEP 18 75	PR'FEE		A*	.50		
SEP 18 75	M'DEED		A*	4.00	*	43.50

WARRANTY DEED

FROM

SARAH FRAZIER

TO

EARL HAWKINS

D 1 6 1 3 0

IDENTIF. REFERENCE

SEP 18 2 11 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238