BOOK 4952 PAGE 554 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16000

Earl Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Sept. 1975

Notary Public

MY COMMISSION EXPIRES: Aug. 11, 1979
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Hawkins (NAME)	Same (NAME)	92-11
303 McConnell Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11
Nashville Tn. (CITY) (STATE) (P. O. ZIP)	(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, WILLIE BROWN, JR. AND WIFE, MARY ALICE BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL 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. 31 in Owen's Subdivision of Lot 11 in Owen's Buena Vista Plan of Lots in the 13th Civil District (now in the Second Ward of the City of Nashville) a plan of which is subdivision is recorded in the Register's Office for said County in Book No. 57, page 26, and is specially referred to for description.

Said Lot fronts about 65 feet on the east side of Crooked Street (now 10th Avenue, North) and extends back between parallel lines and with the south side of Gass Street, 129 feet, more or less, to the line of Lot No. 30.

Being property conveyed to Willie Brown, Jr. and wife, Mary Alice Brown by deed from Sam Garfinkle and wife, Eva R. Garfinkle recorded in Book 4388, page 818, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) (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 our hands this 18th day of Sept, 1975

Willie Brown Jr.

Mary Alice Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ruby Jones, a Notary Public in and for said County and State, the within named Willie Brown, Jr. and wife, Mary Alice Brown

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 Nashville, Tennessee, this 18 day of Sept 1975

Commission expires My Commission Expires Nov. 27, 1978

Ruby Jones
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Willie Brown, Jr. and wife,

Mary Alice Brown

TO

Earl Hawkins

D 16290

IDENTIFICATION REFERENCE

SEP 19 10 35 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 19 75	CONV	*	600.00			
SEP 19 75	S'TAX			A*	1.56	
SEP 19 75	PR'FEE			A*	.50	
SEP 19 75	W'DEED			A*	4.00	* 6.06