This Form furnished by Attorneys Title Company, Inc.

BOOK 4977 PAGE 826

Form No. WD-2

FROM
Alvin R. Hawkins Et Ux

TO
Oscar Thomas Ledford Et Ux

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLOWAY, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Thomas Ledford (NAME)	Same (NAME)	9
2603 Flamingo Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17
Nashville Tenn 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail to

D27472

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

DEC 9 2 30 PM '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30 000 — Oscar T Ledford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Dec 1975

Henry R Smith
Notary Public

MY COMMISSION EXPIRES: 4/24/79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of ----------TEN AND NO/100----------

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

cash in hand paid by OSCAR THOMAS LEDFORD and wife, ERLENE LEDFORD, and other good and valuable considerations, receipt of which is hereby acknowledged,

ALVIN R. HAWKINS and wife, ERNESTINE MILES HAWKINS

have bargained and sold, and by these presents do transfer and convey unto the said

OSCAR THOMAS LEDFORD and wife, ERLENE LEDFORD

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

LAND in the 14th Civil District of Davidson County, Tennessee, being more fully described according to a survey by John R. Alley, Surveyor, dated May 20, 1967, as follows:

BEGINNING at a point in the margin of a road, being 900 feet, more or less, from Jackman Road, being Clifford Towns,et al, north east corner; thence south 78° 55' east 301 feet to a 12 inch sugar tree; thence 70° 15' east 255.5 feet to a pile of stone; thence north 4° 00' east 306 feet to an iron pin; thence south 89° 50' east 210 feet to an iron pin being Charles Sterry South east corner; thence north 4° 00' east 420 feet to a stake; thence with Paul Sterry's southerly line south 86° 30' east passing the Paul Sterry corner at 330 feet by a double Hickory, and continuing in all 1475 feet to a post; thence with Crowder's westerly line south 28° 00' east 910 feet with a fence to a post; thence north 87° 00' west with a fence in C. Towns northerly line 655 feet to a post; thence due south with a fence 508.5 feet; thence north 86° 45' west 1810 feet to a 20 inch red oak; thence north 80° 00' W. 107 feet; thence north 62° 45' west 152.5 feet to a chestnut stump; thence with Clifford Towns, et al, easterly line north 3° 15' east 436 feet to the point of beginning, containing 55.64 acres more or less.

BEING the same property conveyed to Alvin R. Hawkins and wife, Ernestine Miles Hawkins by deed from Raymond W. Huffman and wife, Elizabeth Huffman of record in Book 4148, Page 552, Register's Office for Davidson County, Tennessee.

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This is (unimproved (X) / improved ( )) property, known as ..... (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 OSCAR THOMAS LEDFORD and wife, ERLENE LEDFORD their heirs and assigns, forever.

And we do covenant with the said OSCAR THOMAS LEDFORD and wife, ERLENE LEDFORD 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 of record.

And we, Alvin R. Hawkins and wife, Ernestine Miles Hawkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said OSCAR THOMAS LEDFORD and wife, ERLENE LEDFORD, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 9 day of Dec, 19 75

Alvin R. Hawkins
ALVIN R. HAWKINS
Ernestine Miles Hawkins
ERNESTINE MILES HAWKINS

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 Alvin R. Hawkins and wife, Ernestine Miles Hawkins

the bargainors, 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 9 day of Dec, 19 75

Henry R Smith, Notary Public.

Commission expires 4/24/77

HENRY R SMITH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

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 himself to be ..... of the .....,

DEC-9'75 CONV 30,000.00
DEC-9'75 TAX B* 78.00
DEC-9'75 RFEE B* .50
DEC-9'75 W'DEED B* 4.00 * 82.50

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 .....