BOOK 5023 PAGE 420 FORM NO. WD-1

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Stuart (NAME)	Charles Stuart (NAME)	81-3
2023 10th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	292
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Earl Hawkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Stuart

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 subdivision is recorded in the Register's Office 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 the same property conveyed to Earl Hawkins, by deed from Willie Brown, Jr., and wife, Mary Alice Brown, of record in Book 4952, page 554, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ 10th Avenue, North Nashville, Tenn.
(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 my hand this 10th day of May, 19 76

Earl Hawkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Hawkins, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 1976

Commission expires 4-27-77

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

D 48370

WARRANTY DEED

FROM
Earl Hawkins, unmarried

TO
Charles Stuart

IDENTIF. REFERENCE

MAY 10 3 37 PM '76

REGISTER
DAVIDSON CO., TENN.

MAY 10	CONV	*3,000.00			
MAY 10	S'TAX		B*	7.80	
MAY 10	R'FEE		B*	.50	
MAY 10	W'DEED		B*	4.00	* 12.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.