BOOK 5040 PAGE 452

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000

Charles W. Hawkins III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 76

Linda M. Hinds
Notary Public

MY COMMISSION EXPIRES: 4-23-77

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hawkins, III, Trustee (NAME)	Same (NAME)	106-2-8
26th Floor First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37238 (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, Earl Simpson and wife, Mildred Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber, without the joinder of any beneficiary.
HEREINAFTER CALLED THE GRANTEES, THEIR ~~HEIR~~ HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 8 in the B. E. Matthews Subdivision, not of record, and described as follows:

Said Lot No. 8 fronts 50 feet on the South side of the Stones River (or Chicken) Pike and extends back between parallel lines 147 feet on the West line and 141 feet on the East line to a dead line in the rear.

Being the same property conveyed to Earl Simpson and wife, Mildred Simpson, by deed from H. H. Walker and wife, Elizabeth Walker, of record in Book 2397, page 167, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) 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 hand s this 24 day of June, 19 76

EARL SIMPSON Earl Simpson

MILDRED SIMPSON Mildred Simpson

BOOK 5040 PAGE 453

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth Lohr, a Notary Public in and for said County and State, the within named Earl Simpson and wife, Mildred Simpson,

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 26 day of June 19 76.

Commission expires Aug. 4, 1979

Elizabeth Lohr
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

WARRANTY DEED

FROM

EARL SIMPSON AND WIFE,

MILDRED SIMPSON

TO

CHARLES W. HAWKINS, III,

TRUSTEE, WITH FULL POWERS

D 56080

IDENTIF. REFERENCE

JUN 30 9 43 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN30'76	CONV	10,000.00			
JUN30'76	S'TAX		B*	26.00	
JUN30'76	PR'FEE		B*	.50	
JUN30'76	W'DEED		B*	4.00	* 30.50