This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5055 PAGE 974

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEN M. HAWKINS, ET UX		52-11
(NAME)	(NAME)	10
1021 Jasperson	same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn.		11 D 79110
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4516, page 546, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

CLAUDIA L. McEACHRON KING AND HUSBAND, ANDREW J. KING, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
BEN M. HAWKINS AND WIFE, MARTHA A. HAWKINS, hereinafter referred to as Grantees, their (successors), heirs and assigns,
certain real estate in ~~XXXXXX~~ Davidson County, Tennessee, as follows:

Being Lot No. 58 on the Plan of Madison Heights Subdivision, as of record in Book 2133, page 106, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southerly margin of Jasperson Drive, common corner of Lots Nos. 57 and 58; thence with the line between said two lots southerly 252.59 feet; thence easterly 61.13 feet and 87.7 feet southeasterly to a point in the westerly margin of Rivercrest Drive; thence with said margin northerly 123.48 feet and 120.50 feet; thence around a curve with a radius of 25 feet northwesterly 39 feet to a point in the southerly margin of Jasperson Drive; thence with said margin westerly 130.62 feet to the point of beginning.

Being the same property conveyed to Claudia L. McEachron, now Claudia L. McEachron King, by deed from Charles A. Whisenant and wife, Clara M. Whisenant of record in Book 4522, page 440, Register's Office for Davidson County, Tennessee.
Andrew J. King joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 6th day of August 19 76

Affiant

My commission expires: Nov 6th 76
(Affix Seal)

Notary Public

This is ~~unimproved~~ improved (XX) property, known as 1021 Jasperson Avenue, Madison, 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 grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6th day of August, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Claudia L. McEachron King

Andrew J. King

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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,*

CLAUDIA L. McEACHRON KING AND HUSBAND, ANDREW J. KING

the within named 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 Madison, *Tennessee, this* 6th *day of* August, *19* 76.

Commission expires November 6 1976

Notary Public

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 _____

AUG 10 75	CONV	34,000.00			
AUG 10 75	S'TAX		B*	88.40	
AUG 10 75	PB'FEE		B*	.50	
AUG 10 75	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM
CLAUDIA L. McEACHRON KING, ET VIR

TO
BEN M. HAWKINS, ET UX

D 6 2 6 1 7

IDENTIF. REFERENCE

AUG 10 2 17 PM '76

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115