FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~35,900.00~~ 35,900.00

Leman David Clark Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 76

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEMAN DAVID CLARK, JR. ETUX	THE LOMAS & NETTLETON COMPANY	52-06-02
(NAME)	(NAME)	
809 Coggin Pass	P. O. Box 964	11D-79650
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Virginia Beach, Virginia 23451	
(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, BEN M. HAWKINS, JR. AND WIFE, MARTHA ANN HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEMAN DAVID CLARK, JR. AND WIFE, TAWNIE J. CLARK

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. 50 on the Plan of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tenenssee, and described as follows:

BEGINNING at a point on the southeasterly margin of Coggin Pass, at the common corner of Lots 49 and 50; thence with the line between said lots southeasterly 147.16 feet to a corner of Lot 46; thence with the line between Lots 46 and 50, southerly 31.2 feet to a corner of Lot 45; thence with the line between Lots 45 and 50, southwesterly 142.4 feet to the northeasterly margin of Berwick Trail; thence with the margin of the same northwesterly 114.3 feet to the beginning of a curve,; thence along said curve, northerly 34.66 feet to a point on the easterly margin of Coggin Pass; thence with the margin of the same, northeasterly 121.3 feet to the beginning.

BEING the property conveyed to Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins by deed from M & M Homes, Inc. of record in Book 2135, page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2084, page 249, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (XX) improved property, known as 809 Coggin Pass, Madison, Tennessee 37115
(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 15th day of October, 19 76

Ben M Hawkins Jr
BEN M. HAWKINS, JR.

Martha Ann Hawkins
MARTHA ANN 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 Ben M. Hawkins, Jr. et ux Martha Ann 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 15th day of October, 19 76

Commission expires 6/7/80

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

BEN M. HAWKINS, JR. ET UX

TO

LEMAN DAVID CLARK, JR. ET UX

D 7 3 1 4 1

IDENTIF. REFERENCE

OCT 19 3 47 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Filed By

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 1976	CONV	25,900.00			
OCT 1976	S'TAX		B*	67.34	
OCT 1976	PR'FEE		B*	.50	
OCT 1976	W'DEED		B*	4.00	* 71.84