This instrument prepared by: Thomas W. Schlater, Attorney
Life and Casualty Tower
Nashville, Tennessee 37219

BOOK 5221 PAGE 596

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SHIRLEY M. HAWKINS (NAME)	United Mortgage Service Corp. (NAME)	MAP 74-8
144 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	PAR 239
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23951 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Five Hundred and NO/100 ----------($50,500.00)---------- *Dollars,* as follows: The sum of Thirty Three Thousand Five Hundred Thirty-Five and 78/100 ($33,535.78) Dollars in cash, the receipt of which is hereby acknowledged and for the balance the Grantee agrees to pay the balance of Sixteen Thousand Nine Hundred Sixty-Four and 22/100 ($16,964.22) Dollars, being the mortgage indebtedness on the premises of record in Book 3999, page 355, Register's Office for Davidson County, Tennessee.

Joan D. Gunther, the Grantor, has

~~X~~ *this day bargained and sold, and* ~~X~~ does *hereby transfer and convey unto the said* Shirley M. Hawkins, an unmarried person, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being lot no. 993 on the Plan of Hermitage Hills Subdivision Section 10 of record in Book 3600, page 50, Register's Office for said County as follows:

BEGINNING at a point in the westerly margin of Jacksonian Drive, the common front corners of lots nos. 992, and 993; thence with the line between said lots, westwardly 380.9 feet to a point, the common rear corner of said lots; thence northwestwardly 69 feet more or less to a point in the easterly bank of Cumberland River Cheatham Reservoir, passing a witness monument at 49 feet; thence with said easterly bank of said River, northeastwardly 109 feet more or less to a point at the common rear corner of lots 993 and 994; thence with the line between said lots southeastwardly 361 feet, more or less to a point in the westerly margin of Jacksonian Drive passing a witness monument at 44 feet more or less and measuring on the witness line between said said witness monuments 137.03 feet; thence with said westerly margin of Jacksonian Drive, southwardly 75 feet to the point of beginning

BEING the same property conveyed to JOAN D. GUNTHER by DEED from ALBERT K. BARLOW, SR., and LAVINA PERKINS BARLOW of record in Book 4387, page 869, Register's Office for Davidson County, Tennessee.

*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,500.00

Subscribed and sworn to before me, this the 12th day of November 19 77

Affiant Shirley M. Hawkins

My commission expires: 3-1-80 (Affix Seal)

Notary Public Thomas W. Schlater

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 144 Jacksonian Drive (House Number) (Street) Hermitage, Tenn. 37076 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 Shirley M. Hawkins, her *(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 for a Deed of Trust of record in Book 3999, page 355, Register's Office for Davidson County, Tennessee.

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

Witness our hands this 12th day of November, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* MELVIN W. GUNTHER, husband of the Grantor, joins in this deed for the purpose of conveying all of his marital rights in the above described property.

Joan D. Gunther
JOAN D. GUNTHER

Melvin W. Gunther
MELVIN W. GUNTHER

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas W. Schieles *a Notary Public in and for said County and State,* JOAN D. GUNTHER and MELVIN W. GUNTHER

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 Nashville *this* 12th *day of* November, *19*77.

Thomas W. Schieles
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 3-1-80

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 .....

WARRANTY DEED

FROM

JOAN D. GUNTHER

TO

SHIRLEY M. HAWKINS

NOV 14 77	CONV	50,500.00			
NOV 14 77	S'TAX		B*	131.30	
NOV 14 77	PR'FEE		B*	.50	
NOV 14 77	W'DEED		B*	4.00	* 135.80

E 36381

IDENTIF. REFERENCE

Nov 14 10 51 AM '77

FEE [illegible] REGISTER

DAV [illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238