ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Morris B. Haddox, Jr, et al (NAME)	Community Fed. Sav. and Loan (NAME)	81-15
1508 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	29
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 3720 8 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Three thousand-five hundred -($3,500.00)- -00/100 DOLLARS

Cash in hand to us paid, the receipt of which is hereby acknowledged and for the further assumption of a First Mortgage in the principal amount of $27, 313.44 by the grantees payable to the order of Community Federal Savings and Loan Association of Nashvile, Tennessee.

We, James E. Hawkins and wife Barbara J. Hawkins

OCT-5 CONV 30,813.44
OCT-5 S'TAX B* 80.08
OCT-5 PR'FEE B* .50
OCT-5 W'DEED B* 4.00 84.58

have bargained and sold, and by these presents do transfer and convey unto the said Morris B. Haddox, Jr. and Luther Harrell, Sr., a partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the plan of S.A. Champion's Subdivision of certain Lots in the Harding addition, as of record in book 161, page 132, Register's office for said County.

Said Lot No. 149 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Hawkins and wife, Barbara J. Hawkins, by deed from Samuel M. McKissack, and wife of record in Book 4662 Page 797, said Register's Office.

Said property is known as parcel 2W-36515.

This is unimproved ( ) improved (X) property, known as 1416-23rd Avenue North (House Number) (Street)
(P. O. Address) Nashvile, Tennessee (City or Town) 37208 (Zip Code)

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.

Whenever 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 hands this 2nd **day of** October, **19**78.

James E. Hawkins
Barbara J. Hawkins

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5346 PAGE 672

Personally appeared before me, Alpha-Z. A. Hall, a Notary Public in and for said County and State, the within named James E. Hawkins and wife Barbara J. Hawkins

the 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, Tennessee, this 2nd day of October, 19 78.

My commission expires February 25, 1980 Notary Public Alpha Z. A. Hall

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30, 813.44
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Hawkins

Sworn to and subscribed before me this 2nd day of October, 19 78.

My commission expires February 25, 1980 Notary Public Alpha Z. A. Hall

This instrument was prepared by:
Richard A. Manson, Attorney=2701 Jefferson Street-Nashville, Tennessee
Name Address

WARRANTY DEED

FROM James E. Hawkins, etux

TO Morris B. Haddox, Jr. and Luther Harrel, Sr.

2514 Charlotte Ave. Nashville, Tenn.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

E 92531

IDENTIF. REFERENCE
Oct. 5

OCT 03 AM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.