WARRANTY DEED

BOOK 5443 PAGE 294

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39616.81

X Janiro Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1979.

Robert E. Howard
Notary Public

MY COMMISSION EXPIRES: Aug. 6, 1981
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANIRO HAWKINS (NAME)	THE GALBREATH MORTGAGE COMPANY (NAME)	74-8
7014 BONNALAKE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	101 EAST TOWN STREET (STREET ADDRESS)	PAR 219
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	COLUMBUS, OHIO 43215 (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, HAROLD R. VARDEN, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER OR CONVEY WITHOUT JOINDER OF ANY BENEFICIARY.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANIRO HAWKINS AND WIFE, CANZADA HAWKINS

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:

BEING LOT NO. 1024 ON THE PLAN OF HERMITAGE HILLS, SECTION 10, AS OF RECORD IN BOOK 3600, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 1024 FRONTS 80 FEET ON THE EASTERLY MARGIN OF BONNALAKE DRIVE AND EXTENDS BACK 167.18 FEET ON THE SOUTHERLY LINE AND 161.24 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 80.31 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HAROLD R. BARDEN, TRUSTEE BY DEED FROM LARRY D. PARKER AND WIFE, ROBIN PARKER, AS OF RECORD IN BOOK 5272, PAGE 649, REGISTER'S OFFICE FOR SAID COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF THE GALBREATH MORTGAGE COMPANY, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 7014 BONNALAKE DRIVE, HERMITAGE, TENNESSEE 37076
(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 MY hand this 21st day of MAY, 1979

Harold R. Varden, Trustee
HAROLD R. VARDEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5443 PAGE 295

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HAROLD R. VARDEN, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE ENCUMBER OR CONVEY WITHOUT JOINDER OF ANY BENEFICIARY.

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 21st day of MAY, 19 79

Commission Expires Aug 6, 1980 Robert E. Howard, Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

F. 32068

6255 05/31 105.00- CHECK

IDENTIF. REFERENCE

MAY 31 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HAROLD R. VARDEN, TRUSTEE

TO
JANIRO HAWKINS ET UX

TITLE INSURED BY POLICY NUMBER:

Mail: Mr. & Mrs. Janiro Hawkins
4811 Kelvingrove Road
Nashville, Tn. 37076

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5443 PAGE 296

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39016.81-	CO
			101.40	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	105.90-
6255A	05/31/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 320688

IDENTIF. REFERENCE

MAY 31 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687282