This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5617 PAGE 922

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack J. Hawiger and wife, Alexandra R. Hawiger	SAME	104-15-214
(NAME) 2212 STERLING RD. ~~2127 Ashwood Avenue~~	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Jack J. Hawiger and wife, Alexandra R. Hawiger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Maude Garton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jack J. Hawiger and wife,
Alexandra R. Hawiger
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 61 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described as follows:
Beginning on the southerly margin of West Ashwood Avenue, formerly "A" Street as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of said lot, 150.5 feet, more or less, to a dead line; thence with the south line of said Lot No. 61, westerly 50 feet; thence northerly parallel with the first line 155 feet to the southerly margin of said Avenue or Street; thence with the southerly margin of said Avenue, easterly 50 feet to the beginning.

Being the same property conveyed to Maude Garton by deed from Oly T. Boner and wife, Margaret G. Boner, of record in Book 3074, page 121, Register's Office for said County.

This conveyance is subject to an easement granted City of Nashville for sidewalk, street and highway purposes of record in Book 2599, page 483, 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 $ 57,500.00

Subscribed and sworn to before me, this the 25th day of June 19 80

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2127 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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 for 1980 taxes which are prorated and assumed by the purchasers.

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.

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 25th *day of* June, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maude Garton

Maude Garton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Maude Garton, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* June, *19*80.

Mary Emery
Notary Public

Commission expires 4/8/84

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 .....

Return to Chicago title
233360

WARRANTY DEED

FROM 233360 E

Maude Garton, unmarried

TO

Jack J. Hawiger and wife,
Alexandra R. Hawiger

F. 95171

IDENTIF. REFERENCE

JUN 26 3 21 PM '80

FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631

NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5617 PAGE 924

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	156.00-
6497A06/26/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 5 1-7 1

IDENTIF. REFERENCE

JUN 26 3 21 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 764896