MAIL: HAYNES & HAYNES, P.O. Box 527, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Earl Hawkins (NAME)	The Lomas & Nettleton Company (NAME)	G0 5491
312 Gates Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 34-5
Goodlettsville, TN (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP CODE)	Par 18

WARRANTY DEED

BOOK 5736 PAGE 740

For and in consideration of the sum of Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid by Earl Hawkins, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Hugh Gene Simmons and wife, Betty Jean Simmons,

have bargained and sold, and by these presents do transfer and convey unto the said Earl Hawkins

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

Being Lot No. 13 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47 to 52, inclusive, Register's Office for said County.

Said Lot No. 13 fronts 90 feet on the east side of Gates Road, and extends back 150 feet on the north line and 120 feet on the south line, to a dead line in the rear on which it measures 96.8 feet.

Being the same property conveyed to Hugh Gene Simmons and wife, Betty Jean Simmons, by deed from Chester Lee Harbison and wife, Nancy C. Harbison, of record in Book 4802, Page 477, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantee herein.

This conveyance is also made subject to a deed of trust as of record in Book 4802, Page 479, which deed of trust is being assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 312 Gates Road (House Number) (Street)
Goodlettsville, TN 37072 (P. O. Address) (City or Town) (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 10th day of April, 19 81.

Hugh Gene Simmons

Betty Jean Simmons

BOOK 5736 PAGE 741

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Judy D. Spivey, a Notary Public in and for said County and State, the within named HUGH GENE SIMMONS AND BETTY JEAN SIMMONS

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 Goodlettsville, TN, this 10th day of April, 19 81.

My commission expires 1-20-85 Notary Public Judy D. Spivey

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 $ 40,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara D. Haynes

Sworn to and subscribed before me this 10th day of April, 19 81.

My commission expires 1-20-85 Notary Public Judy D. Spivey

Mail This instrument was prepared by:

HAYNES & HAYNES, Attorneys, 140 No. Main St., Goodlettsville, TN 37072

Name Address

1849 04/24 110.50- CHECK

WARRANTY DEED

FROM Hugh Gene Simmons and wife, Betty Jean Simmons

TO Earl Hawkins

G 38689

IDENTIF. REFERENCE

APR 24 8 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5736 PAGE 742

RECEIVED OF _____

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
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.50-	
1849A04/24/81			PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 6 8 9

T
IDENTIF. REFERENCE

APR 24 8 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818272