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Form No. WD-1

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BOOK 6004 PAGE 973

IDENTIF. REFERENCE

FEB 10 8 36 AM '83

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

49,900.00 X Archie C. Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY 19 83

Notary Public

MY COMMISSION EXPIRES: 12 Dec 84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie C. Denson	Mortgage Trust Company	map 34-5
(NAME)	(NAME)	
312 Gates Road	2401 Hillsboro Road, Suite 100	PARCEL 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072	Nashville, Tennessee 37212	GO-05491
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Earl Hawkins , a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie C. Denson and wife Barbara A. Denson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

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 Earl Hawkins by deed from Hugh Jean Simmons and wife Betty Jean Simmons of record in Book 5736, Page 740, Register's Office for said county.
This conveyance is subject to Restrictive Convenants of record in Book 3370, Page 121, ~~Book 3374, Page 4154~~ Book 3375, Page 249, Book 3398, Page 438, ~~Book 3374, Page 4154~~ Register's Office for said county.

This conveyance is subject to a 40' Minimum Building Set Back Line from Gates Road, a 10' Public Utility Easement along rear and a 5' Drainage Easement along southerly lot line.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( ) property, known as 312 Gates Road Goodlettsville, TN. 37072
This is improved (XX) (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 heir 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 8TH day of FEBRUARY, 19 83

Earl Hawkins Earl Hawkins

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6004 PAGE 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Hawkins

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, Tennessee, this 8TH day of FEBRUARY 19 83

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes 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

his oath himself

WARRANTY DEED

FROM
Earl Hawkins

TO
Archie C. Denson et ux

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

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

RECEIVED OF _____ BOOK 6004 PAGE 975

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
			49500.00- CO	
			125.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 136.24-	
			6456A02/10/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H30479

IDENTIF. REFERENCE

FEB 10 9 36 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 928683