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B0430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Kathern Tackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 83

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kathern Tackett (NAME)	SAME (NAME)	Map 60-2
370 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 267
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(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, EVA FRANCES BENNETT HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERN TACKETT

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:

Beginning in the south margin of Ewing Creek Road in the center of a drain and running with said margin N 88° 12' E 150 feet to an iron pin in the east line of the property conveyed to Robert E. Ligon, et ux, in Book 1344, page 690, Register's Office for Davidson County, Tennessee; thence with the east line of said property S 0° 30' W 619 feet to an iron pin in a fence; thence with said fence and the south line of Lot 6 in the aforesaid subdivision N 89° 30' W 112 feet to an iron pin; thence N 0° 30' W 397 feet to the center of the drain; thence with said drain N 36° 30' W 50 feet, and N 3° W 175 feet to the beginning, and containing 1.73 plus acres.

Being the part of the same property conveyed to Henry E. Hawkins, and wife, Eva Bennett Hawkins, and being a part of Lot 6 in Bransford Realty Company's Subdivision of the Frank Brown place, as of record in Plan Book 547, page 126, Register's Office for Davidson County, Tennessee. Henry Earl Hawkins and Eva Bennett Hawkins having since divorced and Henry Earl Hawkins conveying his interest in said property to Eva Frances Bennett Hawkins by Divorce Decree of record in Book 4315 at page 889.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictions of record.

Eva Frances Bennett Hawkins being one and the same person as Eva Bennett Hawkins

This is unimproved ( ) improved (X) property, known as 370 Ewing Drive, Nashville, Tennessee 37207
(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 28th day of February, 19 83

Eva Frances Bennett Hawkins

Eva Frances Bennett Hawkins

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STATE OF TENNESSEE
Davidson County

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

the 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 28th day of February 19 83

Commission expires January 19-1986

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 bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

EVA FRANCES BENNETT HAWKINS

TO

KATHERN TACKETT

H 33487

IDENTIF. REFERENCE

MAR 1 3 33 PH '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

137 03/01 175.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50-
0137A03/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 4 8 7

IDENTIF. REFERENCE

MAR 1 3 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932202