OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6023 PAGE 45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Edward A. DuBois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 83

Linda Cantrell
Notary Public

MY COMMISSION EXPIRES: 10/20/85
(AFFIX SEAL)

The Instrument Was Prepared By
DUNN, LEVITT & CHURCH
218 2nd Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. DuBois (NAME)	same (NAME)	Map 93-6 4
2816 White Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 58
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13W-6600

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, BOXWELL HAWKINS AND CHARLES W. HAWKINS, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD A. DUBOIS AND WIFE, REGINA A. DUBOIS

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:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

Begin the same property conveyed to Boxwell Hawkins and Charles W. Hawkins, III by deed from Block Bros., Inc., of record in Book 5683, page 162, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residenced of the grantors or their spouses.

This is unimproved ( ) improved (X) property, known as 114 2nd Avenue South, Nashville, Tennessee
(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 our hand s this 22nd day of March 19 83

Boxwell Hawkins

Charles W. Hawkins, III

OFFICIAL RECORD

STATE OF TENNESSEE
Davidson County

BOOK 6623 PAGE 46

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Boxwell Hawkins and Charles W. Hawkins, III

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 Nashville, Tennessee, this 22nd day of March 1983.

Commission expires 10/20/85

Linda Cantrell
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 (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 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

5006 03/22 13:52- CHECK

WARRANTY DEED

FROM

Boxwell Hawkins and

Charles W. Hawkins, III

TO

Edward A. DuBois and

Wife Regina A. DuBois

H 37543

IDENTIF. REFERENCE

MAR 22 3 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6025 PAGE 47

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
			5006A03/22/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 5 4 3

IDENTIF. REFERENCE

MAR 22 3 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936905