FORM No. WD-1

Prepared from information furnished by the parties

BOOK 6085 PAGE 965

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,250.00

$~~4,250.00~~ D. C. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1983

Thomas C Jones
Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Earl Hawkins (NAME)	SAME (NAME)	81-12
2523-B Dickerson Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	183
Nashville Tenn 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Dwain Mitchell, and D. C. Allen, each one-half undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Hawkins, a single person

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 the southeasterly 30 feet of Lot No. 306 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said part of lot fronts 30 feet on the southwesterly side of Delta Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Buchannan Fowler and wife Jennie Gertrude Fowler, by deed of record in Book 1431, page 565, Register's Office, Davidson County of Tennessee. Buchannan Fowler pre-deceased Jennie Gertrude Fowler, now Jennie Gertrude Fowler is deceased, leaving as her only heirs at-law her three sons.

Being the same property conveyed to the current Grantors by Deed of record in Book 6085, Page 376, said Register's Office.

Included but specifically excluded from this conveyance is a conveyance to the State of Tennessee of record in Book 4125, Page 668, said Register's Office, to which reference is hereby made for a more detailed description.

Property is subject to an easement granted to the State of Tennessee of record in Book 4125, Page 668, said Register's Office.

unimproved (XX) / This is improved ( ) property, known as 1615 Delta Avenue (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37208 (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 our hand/s this 28th day of June, 19 83

Dwain Mitchell

D. C. Allen

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, The Undersigned BOOK 6085 PAGE 966 ,a Notary Public in and for said County and State, the within named Dwain Mitchell, and D. C. Allen

the bargainor , 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 28th day of June 19 83

Commission expires 4-21-85 Thomas C Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

3

T. C. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

3245 06/30 17.42 - - 57284

H 57284

IDENTIF. REFERENCE

JUN 30 1 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Dwain Mitchell, Et al

TO

Earl Hawkins, a single person

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

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 _____

FOR BOOK 6085 PAGE 967

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4250.00- CO	
			10.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	17.42-
			B246A06/30/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 2 8 4

IDENTIF. REFERENCE

JUN 30 | 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960080