Full 30

FORM NO. WD-1

3029 07/19 143.50- CHECK

BOOK 6097 PAGE 814

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,964.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1983

Notary Public

MY COMMISSION EXPIRES: Jan 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
JAMES M. HAWKINS (NAME)	NEW YORK GUARDIAN MORTGAGEE CORP. (NAME)	Map 74-16
5006 Bonahill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 830 (STREET ADDRESS)	Parcel 99
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Hempstead, New York 11551 (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, MICHAEL S. JACKSON and wife, TERESA E. JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. HAWKINS and wife, LEAH M. HAWKINS

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:

BEING Lot No. 386 on the Plan of HERMITAGE HILLS, SECTION V, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee. Said Lot No. 386 fronts 80 feet on the north side of Bonnahill Drive and runs back 141.8 feet on the east line and 143.6 feet on the west line to a dead line in the rear on which it measures 80 feet thereon.

Being the same property conveyed to Michael S. Jackson and wife, Teresa E. Jackson, by deed from William Gregory Denton and wife, Martha Shelton Denton, of record in Book 5313, page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictions of record and Deed of Trust to secure $38,350.00, executed by the Grantors to Donald Robinson, Trustee, for the benefit of Federated Financial Mortgage Company, of record in Book 5313, page 332, Register's Office for Davidson County, Tennessee.

RECEIVED
Jul 19 3 22 PM 1983
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 6.1.3 7.3

This is ( ) unimproved (X) improved property, known as 5006 Bonnahill Drive, Hermitage, Tennessee 37076
(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 15th day of July 19 83

Michael S. Jackson

Teresa E. Jackson

Michael S. Jackson

Teresa E. Jackson

[redacted]

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Brent A. Campbell, a Notary Public in and for said County and State, the within named MICHAEL S. JACKSON and wife, TERESA E. JACKSON

the bargainors 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 15th day of July, 19[illegible]

Commission expires January 19, 1986

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE TENNESSEE

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (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
MICHAEL S. JACKSON and wife,
TERESA E. JACKSON

TO
JAMES M. HAWKINS and wife,
LEAH M. HAWKINS

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

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
			54964.39- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
3029A	07/19/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6: 1: 3 7: 3

IDENTIF. REFERENCE

JUL 19 3 22 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 964732