SRX-594-05

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

BOOK 5242 PAGE 325

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 26th day of September, 19 83 between

ROBERT E. DERBY and wife, RONELLE L. DERBY

of the County of , and State of as party or parties of the first part, hereinafter called Grantor, and

ROBERT E HAWKINS and wife, SANDRA K. HAWKINS

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 352 on the plan of Section VII, Cherry Hills, of record in Book 4660, page 49, Register's Office for said County.

SAID Lot No. 352 fronts 42.81 feet on the southerly margin of Rogers Court and extends back 115.02 feet on the easterly line and 130.55 feet on the westerly line to a broken line in the rear, measuring 147.06 feet thereon.

Subject to easements, limitations or restrictions of record, if any

BEING the same property conveyed to Robert E. Derby and wife, Ronelle L. Derby by deed from Donald C. Decker and wife, Brenda B. Decker of record in Book 5334, page 592, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

MAR 5 11 21 AM '84

FELIX A. NILSON III REGISTER
DAVIDSON COUNTY, TN

03/03 165.10- CHECK 106597

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Ronald L. Hawkins 2909 Rogers Court Antioch, TN 37013	Dominion Bancshares Mtg. Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	150-5-273 2D 59261

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Robert E. Derby
Robert E. Derby

Ronelle L. Derby
Ronelle L. Derby

STATE OF Georgia
COUNTY OF Fulton

On this the 26th day of September, 1983 before me personally appeared Robert E. Derby and Ronelee L. Derby to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

M. Erma Stewart
Notary Public

M. ERMA STEWART NOTARY PUBLIC STATE OF GEORGIA

My Commission Expires:
Notary Public, Georgia, State At Large
My Commission Expires April 16, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $61,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra K Hawkins

Subscribed and sworn to before me on this the 1st day of March, 19 84

Notary Public

C.Y. WILKI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-17-84

return to: jcb
Percy Wilkins, Jr., Atty.
Box 150157
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

61000.00- CAMT.
155.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK.. 165.10-
7427A03/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 5 9 7

IDENTIF. REFERENCE

MAR 5 11 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17504