THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

6394 951

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jean B. Hawkins 4064 Matilda Drive Nashville, Tn.	Same as new owner	Map 41-4 Parcel 10 10D-35885

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LARRY D. RILEY and wife, MARY E. RILEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JEAN B. HAWKINS, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 52 of Dalemere Subdivision, Section 4, of record in Book 3300, page 45, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument on the southerly side of Matilda Street, said monument being 158.42', more or less, east of the intersection with Marydale Drive; thence South 23° 21' West 240 feet to a concrete monument; thence South 39° 31' East 143.41 feet to an iron pin; thence North 32° 21' East 301.28 feet to an iron pin in the southerly margin of Matilda Street; thence westerly along said southerly margin 100.14 feet through a concrete monument continuing with said margin 75 feet to the point of beginning.

Being the same property conveyed to Larry D. Riley and wife, Mary E. Riley, by deed from Lawrence R. Towns and wife, Ruth P. Towns, of record in Book 5804, page 210, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN as 4064 Matilda Dr., Nash., Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee

3439

simple, have a good right to convey it and warrant that the same is unencumbered.

And We, the GRANTORS, do further covenant and bind ourselves, our, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of October, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

I 53820

IDENTIF. REFERENCE

Oct 3 8 49 AM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

BOOK 6394 PAGE 952

Larry D. Riley
LARRY D. RILEY

Mary E. Riley
MARY E. RILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY D. RILEY and wife, MARY E. RILEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of October, 1984.

NOTARY PUBLIC ... TENN.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Jean B. Hawkins
Affiant

Sworn to and subscribed before me, this the 1st day of October, 1984.

NOTARY PUBLIC ... TENN.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

DOCUMENT PREPARED BY: East End Title & Escrow, Inc.

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
5439A 10/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-53820

T
IDENTIF. REFERENCE

Oct 3 8 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073829