1564 14

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FORM NO. WD-1

53296

IDENTIFICATION REFERENCE

Nov 15 10 25 AM '85

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 85.

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey and Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hawkins, III (NAME)	Same. (NAME)	133-1-249
Fifth Federal Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-10-97
Nashville TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	93-16-48-1

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, Robert V. Pounders and wife, Frances B. Pounders and P & F Enterprises, Inc. and F. B. Pounders, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Hawkins, III

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:

See Exhibit "A" Attached Hereto.

unimproved (X)
This is improved ( ) property, known as 757 Argyle Avenue, 511 Elgin St. & 26 Claiborne Ave., Nashville, TN
(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 hands this 13th day of November, 19 85

Robert V. Pounders

Frances B. Pounders

P & F

F.B. Pounders, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Pounders and wife Frances B. pounders, and F.B Pounders, Trustee

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 19 85.

Notary Public

Commission Expires 10/24/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Robert V. Pounders and wife, Frances B. Pounders and
P & F Enterprises and F.B. Pounders, Trustee

TO

Charles W. Hawkins, III

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

TRACT 1: Land in Davidson County, Tennessee, being the westerly part of Lot No. 26 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Argyle Avenue, formerly Setterwhite Street, at a point 64 feet 9 inches west of the corner of Lot Nos. 26 and 27, said point being the northwest corner of the property conveyed to E.N. Ralston, by deed from Jackson and Hales, of record in Book 311, page 563, said Register's Office; thence with said Ralston's westerly line, southwardly 225 feet, more or less, to the northerly margin of an alley thence with said alley, westwardly 56 feet 1 inch to the easterly margin of the old right of way to the Overland Railroad Company; thence with same, northwardly 225 feet, more or less, to the southerly margin of Argyle Avenue; thence with same, eastwardly 49 feet 9 inches to the beginning.

Being the same property conveyed to P & F Enterprises, F. B. Pounders, Trustee, by deed from Joe D. Bartolini, of record in Book 6118, page 42, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 162 on the map of Sunrise Heights, Section 2, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 162 fronts 50 feet on the southerly side of Elgin Street and extends between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert V. and Frances B. Pounders, of record in Book 6118, page 45, said Register's Office.

TRACT 3: Land in the 14th ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 396 in the Maury and Claiborne's addition to Nashville, a Plan of which is of record in the Register's Office for said County in Book 21, page 84 and 85.

Said Lot No. 396 fronts 40 feet on the westerly side of Claiborne Street, between Perkins Street and the first alley north and extends back between parallel lines 165 feet to a 20 foot alley. On the said lot there is a one story frame dwelling known by its city as 26 Claiborne Street.

Being the same property conveyed to P & F Enterprises, F. B. Pounders, Trustee by deed from H. E. Dixon, Jr., of record in Book 5721, page 766, said Register's Office.

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

250[illegible].00- CONT.
65.00 CSTAX
.50 PRFEE
9.00 MOREC
CHECK 74.50-
7064A11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53296

IDENTIFICATION REFERENCE

Nov 15 10 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192263