Book 23

BOOK 6755 PAGE 237

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Lorenzo Hawkins, Sr. etux 760 Bowan Av. Nashville, Tenn. 37207	Same	Map 59-14 Parcel 55.01 13DA-30895

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Ben H. Watson, Laura O. Watson, and Jim Stevens, Trustees, with full power to sell, mortgage, transfer, lease or otherwise convey without the joinder or disclosure of any beneficiaries, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Lorenzo Hawkins, Sr. and wife, Margaret O. Hawkins, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being a part of Lot No. 2 and all of Lot No. 3 on the unrecorded Subdivision of a portion of the Joseph Stocker Tract and described according to a survey made by Hickerson, Adams & Johnson, August 1, 1962, as follows:

Beginning at an iron pin in the southerly margin of Moorman's Arm Road, said point being 183 feet east of the easterly margin of New Buena Vista Pike; thence with the margin of said Road, North 66 degrees 30 minutes East 170 feet to a point, the common corner of Lots No. 3 and 4 on said plan; thence with the dividing line between said lots, and along an old established wire fence, South 23 degrees 30 minutes East 436 feet to a stake at a fence post; thence South 66 degrees 30 minutes West 118.5 feet to an iron pin; thence northerly 437 feet to the point of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM the following described tract or parcel of land:
Land in Davidson County, Tennessee, being a 50 x 150 foot tract taken out of the Joseph Stocker Tract being an unrecorded Subdivision and part of Lot 2, and all of Lot 3 being shown in the prior deed to the within Grantors in Book 4367, Page 452. The 50 x 150 foot tract is described according to a survey by Elbert F. Luther, Jr., Surveyor, dated April 2, 1974, and described as follows:
Beginning at a concrete monument in the southerly margin of Moormans Arm Road just westerly and across the road from Boatner Drive; thence with the margin of Moormans Arm Road North 66 degrees 30 minutes East 50 feet to an iron pin; thence South 30 degrees 14 minutes East 150 feet to an iron pin; thence South 66 degrees 30 minutes West 50 feet to an iron pin; thence North 30 degrees 14 minutes West 150 feet to the point of beginning.
Being the same property conveyed to Warren Anderson and wife, Joe Gladys A. Anderson by deed from Ben H. Watson, Laura O. Watson, and Jim Stevens, Trustees with full power to sell, transfer, mortgage, or otherwise convey without the joinder or disclosure of any beneficiaries of record in Book 4814, Page 718, said Register's Office.

Being part of the same property conveyed to Ben H. Watson, Laura O. Watson, and Jim Stevens, Trustees with full power to sell, mortgage, transfer, lease or otherwise convey without the joinder or disclosure of any beneficiaries by deed from Henry K. Buckner, Jr., Trustee with full power to convey without the joinder of any beneficiary of record in Book 4367, Page 452, Register's Office for Davidson County, Tennessee.

Ben H. Watson and Laura O. Watson are husband and wife. Jim Stevens is unmarried.

A purchase money deed of trust is being filed simultaneously with this deed.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as Moorman's Arm Road, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Lorenzo Hawkins, Sr. and wife, Margaret O. Hawkins, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26th day of December, 1985.

66103

IDENTIFICATION REFERENCE

JAN 3 2 53 PM '86

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

Ben H. Watson, Trustee
Ben H. Watson, Trustee

Laura O. Watson, Trustee
Laura O. Watson, Trustee

Jim Stevens, Trustee
Jim Stevens, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Watson, Laura O. Watson, and Jim Stevens, Trustees, with full power to sell, mortgage, transfer, lease or otherwise convey without the joinder or disclosure of any beneficiaries, the within named 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 on this the 26th day of December, 1985.

Edna Earle Carrell
NOTARY PUBLIC

My commission expires: Jan. 19, 1986.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

Lorenzo Hawkins Sr.
Affiant

Subscribed and sworn to before me this the 26th day of December, 1985.

Edna Earle Carrell
NOTARY PUBLIC

My commission expires: Jan. 19, 1986.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6755 PAGE 239

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
			21503.00- CASH	
			55.90 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK 40.40-	
			2612A01/03/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66103

IDENTIFICATION REFERENCE

JAN 3 2 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207450