SEND TAX BILLS
W.L. Hawkins
P.O. Box
Hendersonville Tenn 37075

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map Parcel Nos:
010-00-0 062.00
010-00-0 063.00
010-00-0 064.00

HOLDER OF MTG: NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HAWKINS BROTHERS CONTRACTORS, INC., hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto W. L. HAWKINS AND WIFE, CHRISTINE HAWKINS, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

BOOK 7164 PAGE 230

A certain tract of land situated in the 12th Civil District of Robertson County, Tennessee, mainly and a small part in the 10th Civil District of Davidson County, Tennessee, to wit:

Beginning at a white oak stump, a corner to or in the line of Adcock, and the most northerly northwest corner of this land; thence South 3 degrees west 86.6 poles to a white Oak tree, corner to Adcock; thence north 87 degrees west 103.3 poles to a rock pile; thence South 3 degrees west 147 poles to a stone near two white oak stumps; thence south 6 degrees east 17.2 poles to a point in the road; thence north 30 degrees east 35.4 poles; thence south 87 degrees east 31.2 poles to a locust tree; thence north 2 degrees east 21 poles; thence north 82 degrees east 6 poles; thence north 51 degrees east 12.2 poles; thence north 52 degrees east 7.5 poles; thence south 85 degrees 70.5 poles; thence north 3 degrees east 37 poles to a Lynn Stump, a very old corner; thence north 9 poles to the center of Sycamore Creek; thence with said Creek, as follows: South 82 degrees east 7 poles, south 10 degrees east 6.6 poles, north 73 degrees east 12 poles, south 87 degrees east 16 poles south 70 degrees east 4 poles north 83 degrees east 15 poles, north 35 degrees east 12 poles, north 7 degrees east 4 poles, north 34 degrees east 13 poles, north 26 poles east 8 poles, north 8 degrees east 6 poles, north 64 degrees east 7 poles, north 55 degrees east 24 poles to a point in the center of said Creek off Carter Hollow: thence with Carter Hollow as follows: North 34 degrees west 44 poles, north 21 degrees west 22 poles, north 1 degree east 30 poles, north 8 degrees east 24 poles to an elm, an old corner; thence north 89 degrees west 106.8 poles to the beginning containing 221 acres, more or less, by Planimeter calculation, together with an easement of J. B. Wingo and wife, to Emmett E. Brown and wife, Lois S. Brown, recorded in the Register's Office for Davidson County, Tennessee, in Book 999, Page 561, about 200 acres of said land lying in Robertson County, Tennessee and about 21 acres thereof lying in Davidson County, Tennessee.

BEING the same property conveyed to Hawkins Brothers Contractors, Inc., by deed of record in Deed Book 131, Page 388, Register's Office for Robertson County, Tennessee. INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED therefrom are two tracts of land, the deeds to which are recorded simultaneously herewith, one tract having been conveyed to W. L. Hawkins, et ux, consisting of 5.16 acres more or less, and the other tract to Charles R. Hawkins, et ux, consisting of 13.56 acres more or less, of which approximately 0.57 is a part of the property described herein.

02833

IDENTIFICATION REFERENCE

MAR 11 1 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

Subject to all restrictions and easements of record.

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

AND THE GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand on this the 10 day of March, 1985.

HAWKINS BROTHERS CONTRACTORS, INC.

By: _____

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles R. Hawkins with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman/CEO of the HAWKINS BROTHERS CONTRACTORS, INC., the within named bargainor, a corporation, and that he as such Chairman/CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Charles R. Hawkins

Witness my hand and seal at office in Hendersonville, Tennessee, this the 10 day of March, 1985.

Nellie N. Hammers
NOTARY PUBLIC

My Commission Expires:
Sept. 26, 1987

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $20,612.47

_____
AFFIANT

Subscribed and sworn to before me this the 10 day of March, 1985.

Nellie N. Hammers
NOTARY PUBLIC

My Commission Expires:
Sept. 26, 1987

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 23 Page 17 and recorded in Deed Book 280 Page 14
Witness My Hand
Receipt No. 4439
State Tax Paid $61.68 Fee .50 Recording Fee 3.00 Total $ 66.18
Feb. 11 1987
Register

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989