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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500.00

George Boes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 1987

Notary Public

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

L. Kenneth Johnson, Attorney, 302 Moss Trail, Goodlettsville, Tennessee 37072
NAME AND ADDRESS OF MORTGAGEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Boes (NAME)	SAME (NAME)	43-15
300 Liberty Circle, Apt. F-1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc 107
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	& 108 Jd

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, Virginia Hawkins Robertson, Helen Hawkins Brown and Wylmoth Jean Hawkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Boes

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:

Located in Tract No. 2, as described in deed to W. L. Murray and wife, by C. A. Campbell and recorded in deed book 1316, page 317, in the Register's Office of said County and described as follows:

Lot Number 22 fronting on Old Hickory Boulevard in Block "B" on the Map of Anderson's Subdivision of record in Book 974, pages 36-37 of the register's Office of said County. Said Lot Number 22 adjoins and fronts 25 feet on the south side of Old Hickory Boulevard and running back between lines 136.25 feet to a dead line in the rear; also one lot situated in the rear or south of said Lot Number 22, being the same width as said Lot Number 22 and running south 50 feet between lines; and being a portion of the same property conveyed to (Virginia Robertson and Helen Brown) by C. K. Campbell and wife, by deed dated March 20, 1945, registered in Deed Book 1316, page 317 of said County, and being a portion of said property referred to as tract No. 2 in said deed of conveyance dated March 20, 1945, and more particularly described as follows:

Beginning at the South East corner of Lot No. 25 in block "B" of the Anderson Subdivision of record in book No. 974, pages 36-37 of said Register's Office; thence Westerly 50 feet to the South West corner of Lot No. 24 of said Anderson Subdivision; thence South 3.30 West 50 feet to a stake; thence Easterly 50 feet to a stake; thence North 3.30 East 50 feet to the beginning corner.

Being the same property conveyed to C. S. Hawkins (who died July 8, 1954) and wife, Anna Bell Hawkins (who died January 2, 1983), by deed from W. L. Murray and wife, Ruth Murray, as of record in Book 1540, Page 195, Register's Office for Davidson County, Tennessee.

The said Anna Bell Hawkins as surviving spouse died with no children leaving as her only heirs her brother, Robert Porter, and two sisters, Zanie Martin and Grace Foster.
Being the same property conveyed to Virginia Robertson and Helen Brown by deed from Robert Porter, Zanie Martin and Grace Foster and recorded in Book 6365, page 699 of said Register's Office.

Also Lots No. 23 and 24 of Block "B" on the Map of Anderson's Subdivision on Old Hickory Boulevard, as of record in Book 974, pages 36 and 37, Register's Office for Davidson County, Tennessee. Said Lots Nos. 23 and 24 front together 50 feet on the southerly side of Old Hickory Boulevard and run back 136.25 feet on the easterly line and 137 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Rufus M. Case and wife, Mildred B. Case, by deed from Mrs. R. L. Burrus, as of record in Book 1250, page 84, said Register's Office.

Being the same property conveyed to C. S. Hawkins by deed from Rufus M. Case and wife, Mildred Case, and recorded in Book 1258, page , in the Register's Office (Oct. 18, 1943), said C. S. Hawkins died intestate 2-8-54 and wife Anna Bell Hawkins died 1-2-83 extinguishing her life estate, vesting property in three children, Virginia Hawkins Robertson, Helen Hawkins Brown and Charlie Hawkins, who died testate # 72293 estate have been fully administrated vested a share in his widow, Wylmoth Jean Hawkins by Will of record in Will Book 140, page 616, County Court Clerks Office for Davidson County, Tennessee.

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Property is conveyed "as is" with no representations actual or implied as to condition of structures.

THE PROPERTY CONVEYED IS NOT THE USUAL RESIDENCE OF ANY OF THE GRANTORS.

unimproved ( )
This is improved ( ) property, known as _____ (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 7th day of April, 1987

X Virginia Hawkins Robertson
VIRGINIA HAWKINS ROBERTSON

Wylmoth Jean Hawkins
WYLMOTH JEAN HAWKINS

X Helen Hawkins Brown
HELEN HAWKINS BROWN

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Hawkins, Wylmoth Jean Hawkins and Helen Hawkins Brown,

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 Goodlettsville, Tennessee, this 7th day of April, 1987.

Notary Public

Commission Expires 1-21-90

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 VIRGINIA HAWKINS ROBERTSON ET AL

TO GEORGE BOFS

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

12928

IDENTIFICATION REFERENCE

APR 8 2 46 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12926

IDENTIFICATION REFERENCE

APR 8 2 46 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 67118