7THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 7221 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Tim McCoin, ETUX	Bright Mortgage Company	Map 18-7
105 Mystic Hill Drive	1949 Nicholasville Rd.	Par. 138
Goodlettsville, Tn. 37072	Lexington, Ky. 40503	GO-20526

MORTGAGEE: Bright Mortgage Company

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, DANIEL R. HAWKINS and wife, DORIS HAWKINS and W. C. SANDERS, JR. and wife, SHIRLEY B. SANDERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said TIM McCOIN and wife, THERESA McCOIN, hereinafter referred to as the "GRANTEES", their heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Charleston Square, Section 3, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel R. Hawkins and wife, Doris Hawkins and W. C. Sanders, Jr. and wife, Shirley B. Sanders, by deed from John S. Medley, Trustee, of record in Book 6864; page 597, Register's Office, Davidson County, Tennessee.

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

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by the Grantees, (2) Restrictions of record in Book 6545, page 254, said Register's Office, and (3) The Plan of record in Book 6250, page 435, said Register's Office, shows Owner's Certificate, a 40 foot setback line from Mystic Hill

Court, 10 foot easement for utilities and drainage along the rear and 5x30 foot anchor easement located at the northwesterly corner of said lot.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of April, 1987.

Daniel R. Hawkins
DANIEL R. HAWKINS

W C Sanders
W. C. SANDERS, JR.

Doris Hawkins
DORIS HAWKINS

Shirley B. Sanders
SHIRLEY B. SANDERS

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 DANIEL R. HAWKINS and wife, DORIS HAWKINS and W. C. SANDERS, JR. and wife, SHIRLEY B. SANDERS, 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 30th day of April, 1987.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me, this the 30th day of April, 1987.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

20850

IDENTIFICATION REFERENCE

MAY 1 9 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 111

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70 .: C- CAMT.
196.00 CSTAX
.50 PRFE
6.00 WDC D
CHECK 202.50-3
1398N05/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20850

IDENTIFICATION REFERENCE

MAY 1 9 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.76081