Address New Owner:	Send Tax Bills To:	Map/Parcel
Jim Stevens, Trustee	Same	Map 51-11
3937 Gallatin Rd.		Par 80
Nashville, Tenn.		11D-17186

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, JIM WITTY, EXECUTOR OF THE ESTATE OF HENRY EARL HAWKINS, DECEASED, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JIM STEVENS, TRUSTEE with full power to mortgage, sell, or convey, without the joinder or disclosure of any beneficiary, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Oakland Acres, Section Eleven, of record in Book 3700, Page 26, Register's Office for said County.

Said Lot No. 7 fronts 115.0 feet on the easterly margin of Saunders Drive (now Avenue) and extends back between parallel lines 200.0 feet to a dead line in the rear, measuring 115.0 feet thereon.

Being the same property title to which was vested in Jim Witty, Executor of the estate of Henry Earl Hawkins, deceased, in Will Book 157, Page 139, Probate Clerk's Office for Davidson County, Tennessee; the said Henry Earl Hawkins having acquired title by deed from Gisela Holtkamp and husband, Reinhold Holtkamp, of record in Book 6801, Page 782, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 3700, Page 26, said Register's Office; Restrictive Covenants of record in Book 3928, Page 103, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1513 Saunders Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JIM STEVENS, TRUSTEE with full power to mortgage, sell, or convey without the joinder or disclosure of any beneficiary, his heirs, successors and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

52299

IDENTIFICATION REFERENCE

Aug 4 9 06 AM '87

ELLEN C. WILSON CLERK & MASTER DAVIDSON COUNTY, TN

WITNESS my hand on this 3rd day of August, 1987.

Jim Witty, Trustee

Jim Witty, Executor
JIM WITTY, EXECUTOR of the
estate of Henry Earl Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of August, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Witty, Executor of the estate of Henry Earl Hawkins, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of August, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7315 PAGE 295

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

10[illegible].00- CAMT.
280.90 CTAX
.50 PREE
6.00 DEED
CHECK 286.50-
7504A08/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52299

IDENTIFICATION REFERENCE

Aug 4 9 06 AM '87
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01510