WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Rose Hawkins et al 1606 23rd Ave N Nashville, TN 37208	Same	Map 81-11 Par. 114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $7,000.00.

Rose Hawkins
Affiant

Subscribed and sworn to before me this 14th day of August 1987.

Notary Public

My Commission Expires:

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, L. B. PAYNE, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto ROSE HAWKINS and GENNIFFER HAWKINS, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of S. A. Champions Subdivision, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being part of the property conveyed to Joseph R. Scott and wife, Lillie Scott, by deed from James McCarreal and wife, Rosie McCarreal, of record in Book 1714, page 490, Register's Office for Davidson County, Tennessee. Joseph R. Scott and Lillie Scott having since died with Joseph R. Scott having predeceased Lillie Scott who died intestate having left as her sole heir L. B. Payne.

Lillian Payne, wife of the said L. B. Payne, joins in the execution of this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

This is unimproved/improved property, known as 1604 23rd Avenue North, Nashville, Tennesse.

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 he does covenant with the said Grantees that he is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987, which the Grantees herein assume and agree to pay.

And he does further covenant and bind himself, his 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.

WITNESS our hands this 14th day of August, 1987.

L. B. Payne

L. B. Payne

Lillian O. Payne

Lillian Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of August, 1987, before me personally appeared L. B. Payne and wife, Lillian Payne, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of August, 1987.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires:

5 6 1 1 5

IDENTIFICATION REFERENCE

Aug 14 2 55 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7325 PAGE 998

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6: 1: 1.5:

IDENTIFICATION REFERENCE

AUG 14 2 56 PM 187

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05815

VOID

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