Prepared by:
Union Security Title Corp.
3322 West End Ave. Suite 400
Nashville, TN 37203

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry A. Kephart et ux (NAME)	Union Security Mortgage Co. (NAME)	84-1-50
2606 Colbert Drive (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Ave. Suite 400 (STREET ADDRESS)	15DA-58353
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- Dollars,

We, Edward C. Hawkins and wife, Peggy Ann Hawkins

have this day bargained and sold, and do hereby transfer and convey unto the said Larry A. Kephart and wife, Patricia Kephart

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Rosebank Court, of record in Book 3106, page 72, Register's Office for said County.

Said Lot No. 5 fronts 90 feet on the northeasterly margin of Colbert Drive and extends back 196.5 feet on the northwesterly line and 181.8 feet on the southeasterly line to a dead line in the rear, measuring 91.2 feet thereon.

Being the same property conveyed to Edward C. Hawkins and wife, Peggy Ann Hawkins by deed from Mary Kathryn Ward, of record in Book 5470, page 194, said Register's Office.

This conveyance is made subject to: (a) taxes for 1987, which the grantees herein assume and agree to pay; (b) restrictive covenants of record in Book 3316, page 263, said Register's Office; and (c) the matters shown on the recorded plan above referenced.

AUG 31 11 19 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 6069.6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 65,000.00

Subscribed and sworn to before me this the 27th day of August 19__

Affiant

My commission expires: 1-9-91 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2606 Colbert Drive, Nashville, TN
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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

Witness our hands this 27th day of August 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward C. Hawkins

Peggy Ann Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Edward C. Hawkins and Peggy Ann Hawkins

the within named bargainor s, *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 Nashville, *Tennessee, this* 27th *day of* August, *19* 87.

Notary Public

Commission expires 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 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

65000.00- CAMI.
182.00 CSTAX
.50 PREES
6.00 WDEED
CHECK 188.50-
7345A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 6 9. 6.

IDENTIFICATION REFERENCE

AUG 31 11 19 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11140