FILE BOX 23

File No: 8371-3

Address New Owner:	Send Tax Bills To:	Map/Parcel
W. E. Hawkins et al	Same	Map 81-15
3873 SAUNDERS AVE		Par 201
NASHVILLE, TN 37216		2W-32075

WARRANTY DEED BOOK 7623 PAGE 862

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, NATHAN BATES, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said W. E. HAWKINS, a one-half (1/2) undivided interest, and FRANK HASTINGS, a one-half (1/2) undivided interest, as tenants in common, hereinafter called the Grantees, their heirs 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 the southerly 25 feet of Lot No. 407 and the northerly 4 feet of the westerly 120 feet of Lot No. 408 in McGavock, Wetmore and Others Second Addition to Nashville, called an Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of D. B. Todd Boulevard (formerly 18th Avenue N. and Salen Street) 100 feet northerly from the northerly margin of Cockrill Street; thence with the easterly margin of said D. B. Todd Boulevard, northerly 29 feet, more or less, to Eliza Baguskis' southwest corner; thence with her southerly line eastwardly 325 feet, more or less, to the westerly margin of an alley; thence southerly with the westerly margin of said alley, 25 feet, more or less, to the corner of Lots 407 and 408; thence with the dividing line of said Lots 407 and 408, westerly 209 feet; thence southerly 4 feet; thence Westwardly 120 feet to the point of beginning.

Being the same property conveyed to Nathan Bates by deed from Ira A. Woods and wife, Beulah A. Woods, of record in Book 7268, Page 148, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 21, Page 41, said Register's Office; Deed of Trust of record in Book 7268, Page 151, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 7268, Page 151, said Register's Office.

This is improved property known as 1606 D. B. Todd Boulevard, Nashville, TN 37208.

This property is conveyed in "As Is" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said W. E. HAWKINS, a one-half (1/2) undivided interest,

and FRANK HASTINGS, a one-half (1/2) undivided interest, tenants in common, their heirs 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.

WITNESS my hand on this 1st day of August, 1988.

Nathan Bates
NATHAN BATES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $15,750.00.

x [illegible] E. Hawkins
AFFIANT

Sworn to and subscribed before me this 1 day of August, 1988.

David C Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE

My commission expires: 5/13/89.

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 Nathan Bates, 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 1st day of August, 1988.

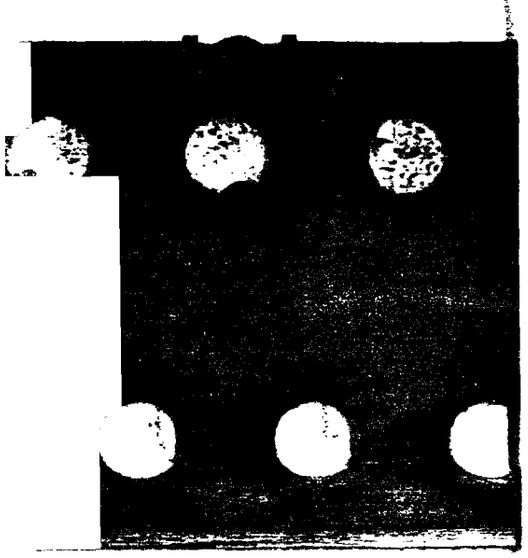
Carolyn Sizemore
NOTARY PUBLIC

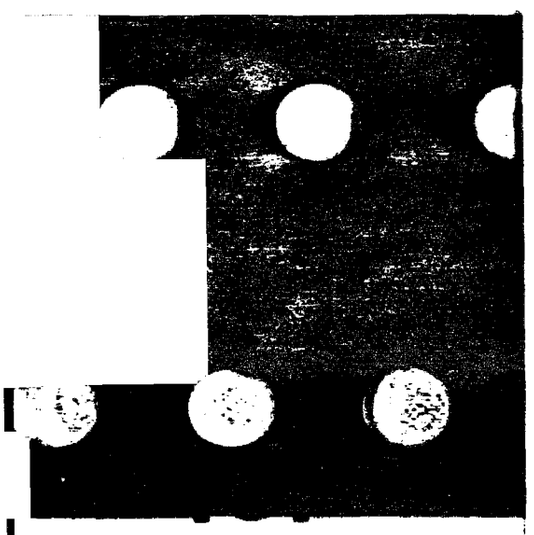
CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

AUG 11 8 37 AM '88
5796





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7623 PAGE 864

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
				DAMT 15750.00
				CON TX 51.81
				PRFEE 0.50
				WDEED 6.00
				TOTAL 58.31
				CHECK 58.31

08/11/88 DJ 08:37 1001 5821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57659

IDENTIFICATION

AUG 11 8 37 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 122387