FORM NO. WD-1

BOOK 7697 PAGE 597

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES: 12-2-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Spann, Attorney, 315 Union Street, Ste. 707, Nashville, Tn 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
William E. Hawkins & Frank L. Hastings (NAME)	Same (NAME)	Map 83-1 Parcel 177 Map 72-9 Parcel 221
3873 Saunders Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, ~~WE~~ I, C. Anthony Edwards, Executor of the Estate of Henry Earl Hawkins, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Hawkins and Frank L. Hastings

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract I: Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 28 and the westerly 35 feet of Lot No. 26 on the Map of W. H. Hyronemus' Addition, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 26 and 28 front together 65 feet on the northerly side of Granada, formerly Bailey or Grand Avenue, and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Earl Hawkins by deed from Betty Jean Simmons, unmarried of record in Book 5790, page 989, Register's Office for Davidson County, Tennessee, the said Earl Hawkins having since died.

Tract II: Land in Davidson County, Tennessee, being the westerly half of Lot No. 25 on the Map of East Hill Subdivision, as of record in Book 332, page 33, Register's Office for said County.

Said part of Lot No. 25 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines, 192 feet, more or less, to a dead line.

Being the same property conveyed to Earl Hawkins by deed from Lorene Bennett, a widow and single person of record in Book 6305, page 758, Register's Office for Davidson County, Tennessee. The said Earl Hawkins having since died.

This is unimproved ( ) improved (X) property, known as 900 Delmas Avenue and 1005 Granada Avenue, Nashville, Tn
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 this 4th day of November, 1988

C. Anthony Edwards, Executor

C. Anthony Edwards, Executor

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Anthony Edwards

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 Nashville, Tennessee, this 4th day of November, 1988.

Commission Expires 1-9-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

5024 11/07 0101 03CHECK 135.20

WARRANTY DEED

FROM

C. Anthony Edwards,

Executor

TO

William E. Hawkins and

Frank L. Hastings

ATTORNEYS TITLE™ A Minnesota Title Company

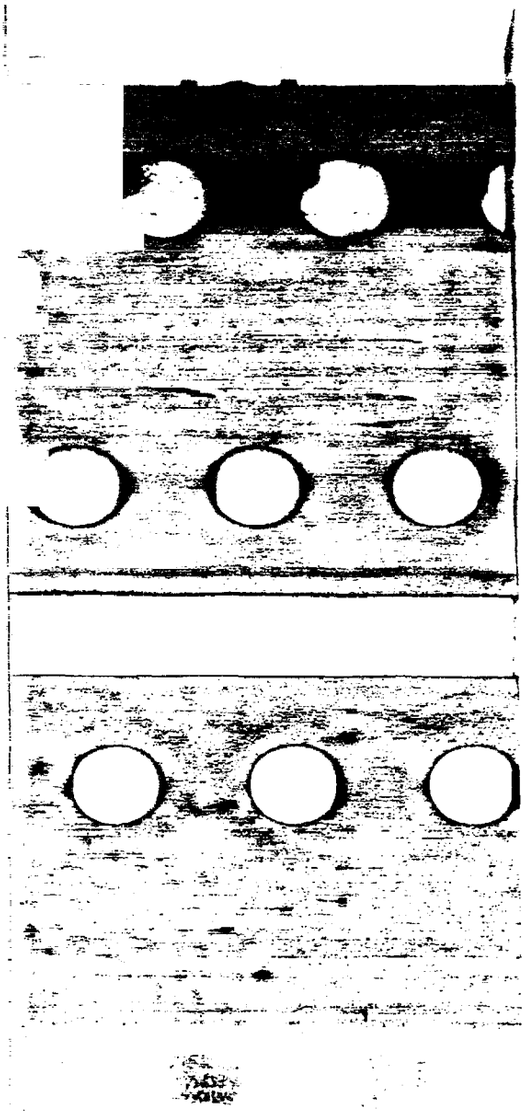
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8319 3

IDENTIFICATION

Nov 7 10 16 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.



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

CAMT 39000.00
CON TX 128.70
PRFEE 0.50
WDEED 6.00
TOTAL 135.20
CHECK 135.20

11/07/88 01 10:18 0001 5024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83193

IDENTIFICATION REFERENCE

Nov 7 10 16 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151621