This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

0434 06/01 0101 03CHECK 224 30

ADDRESS NEW OWNER:
H. B. HAWKINS and wife, ANNIE O. HAWKINS
302 Jacksonian Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
To New Owners

MORTGAGEE:
None

BOOK 7853 PAGE 780

MAP AND PARCEL:
Map 75
Group 13
Parcel 120.0
FBN 04D-31528

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **PAULA D. DAM**, now YOUNG, and husband, FRANK W. YOUNG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **H. B. HAWKINS and wife, ANNIE O. HAWKINS**, 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:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paula D. Dam by deed from Thomas C. Hall and wife, Linda G. Hall dated June 18, 1979, as of record in Book 5461, page 325, Register's Office for Davidson County, Tennessee. The said Paula D. Dam having since married, her husband, Frank W. Young, joins in this conveyance to transfer and convey any and all rights he may have in the subject property.

This is improved property known as 302 Jacksonian Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2998, page 231, and in Book 3135, page 106, Register's Office for Davidson County; and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 2900, page 49, said Register's Office, including a 30 foot minimum building setback line from Jacksonian Drive, and a 10 foot easement for public utilities and drainage along the rear line of said property.

Real property taxes for 1989 have been settled between the parties and will be paid by Grantees. BOOK 785 3 PAGE 701

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. B. HAWKINS and wife, ANNIE O. HAWKINS, their heirs and assigns, forever; and we, PAULA D. DAM, now YOUNG, and husband, FRANK W. YOUNG 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of May, 1989.

Paula D. Dam Young
PAULA D. DAM, now YOUNG

Frank W. Young
FRANK W. YOUNG

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PAULA D. DAM, now YOUNG, and husband, FRANK W. YOUNG, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of May, 1989.

Patricia M. Swan
NOTARY PUBLIC

My Commission Expires: March 13, 1993

PATRICIA M. SWAN NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,000.00.

AFFIANT

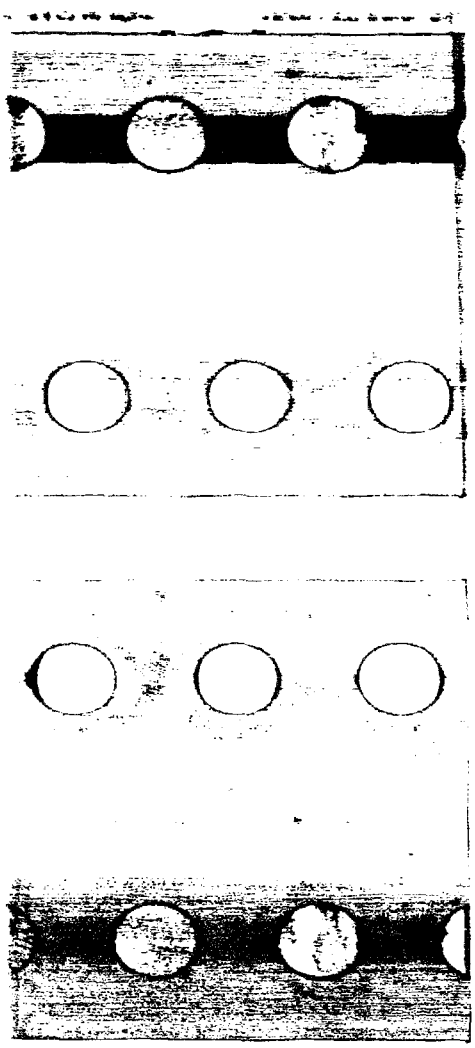
Subscribed and sworn to before me this 30th day of May, 1989.

Patricia M. Swan
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

JUN 1 8 58 AM '89

37330



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 702

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	66000.00
CON TX	217.80
PRFEE	0.50
WDEED	6.00
TOTAL	224.30
CHECK	224.30

06/01/89 01 09:01 0001 0434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37358

IDENTIFICATION

JUN 1 8 58 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 214816