File Box 38 # 9483

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8137 PAGE 806

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. ERIC STEVENS (NAME)	New Owner (NAME)	Map 160-7
727 Baxter Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 13
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 6DU-40520

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, ELEANOR MCMURRY BURKITT HAWKINS , married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. ERIC STEVENS AND WIFE, MARLESE E. STEVENS

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

Land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, being the west one-half of Lot No. 10 on the unrecorded plan of the Subdivision of the Baxter 110 Acre Tract of land East of Franklin Pike, described according to a survey made by Erle Drake, County Surveyor, January 10, 1918, as follows:

Beginning at a point in the center line of Baxter Avenue, 1022.6 feet easterly from the intersection of the center line of said Avenue and the center line of Old Franklin Pike; thence with the center of said Avenue, South 85 deg. East 222.8 feet to a point; thence South 5 deg. West 488.8 feet, to a point in the northern Boundary line of Lot 17 on said plan; thence with the line between said Lots 10 and 17, North 85 deg. West 222.8 feet to the common corner of Lots 9, 10, 16 and 17; thence with the line between said Lots 9 and 10, North 5 deg. East 488.8 feet to the beginning, containing 2.5 acres, more or less.

Being the same property conveyed to Harry A. Burkitt and wife, Eleanor McMurry Burkitt by deed from B.A. Moore and wife, Mattie H. Moore of record in Book 2142, page 395, said Register's Office. Harry A. Burkitt has since died. Eleanor McMurry Burkitt is now known as Eleanor McMurry Burkitt Hawkins.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) Abandonment of Easement of record in Book 2297, page 11, said Register's Office.

Charles W. Hawkins , spouse of Eleanor McMurry Burkitt Hawkins, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Eleanor McMurry Burkitt Hawkins.

This is unimproved ( ) improved (XX) property, known as 727 Baxter Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of June, 1990.

Eleanor McMurry Burkitt Hawkins
ELEANOR MCMURRY BURKITT HAWKINS

Charles W. Hawkins
CHARLES W. HAWKINS

BOOK 8137 PAGE 807

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELEANOR MCMURRY BURKITT HAWKINS and husband, CHARLES W. HAWKINS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of June, 1990.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

FILED JUN 25 8 48 AM '90
PROPERTY REFERENCE
36375

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1990.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

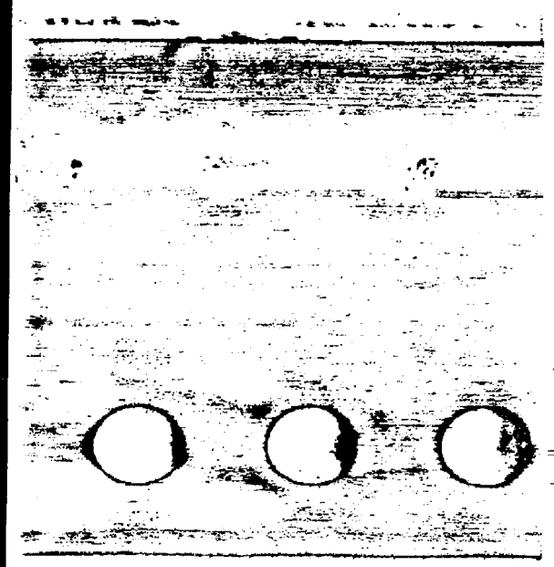
WARRANTY DEED

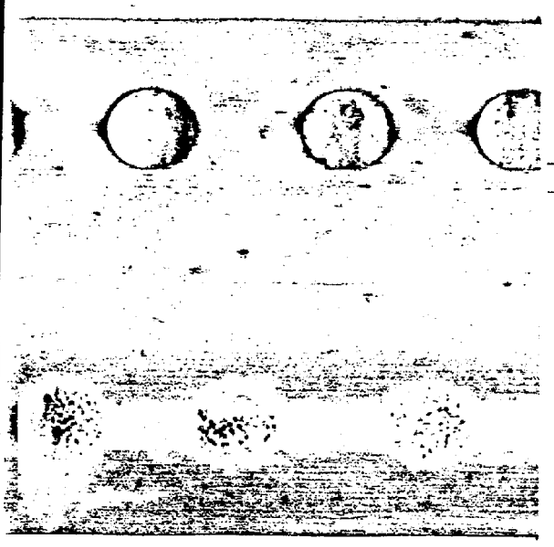
FROM
ELEANOR MCMURRY BURKITT HAWKINS

TO
C. ERIC STEVENS AND WIFE,
MARLESE E. STEVENS

3357 06/25 0101 02CHECK 317.20

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8137 PAGE 808

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 94000.00	
			CON TX 310.20	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 317.20	
			CHECK 317.20	
06/25/90	01	08:48	0001	3357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36375

IDENTIFI REFERENCE

JUN 25 8 48 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 330974