WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $102,000.00.

Ann G Hawkins
Affiant

SWORN to and subscribed before me on this the 27 day of July, 1990.

Notary Public

My Commission Expires: 4/5/93

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JAMES M. WILSON and MARY FRANCES WILSON	Same as new owner	Map 52-6
760 Howse Avenue		Parcel 14.03
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **FRANKLIN D. HAWKINS and wife, ANN GILL HAWKINS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES M. WILSON and MARY FRANCES WILSON as joint tenants with right of survivorship,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND In the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 1994 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence with said margin South 9 deg. 16 min. West 110 feet to a point; thence leaving said margin North 80 deg. 44 min. West 280.45 feet to a point; thence northerly in a broken line 39.57 feet to a point; thence 70.43 feet to a point; thence South 80 deg. 44 min. East 300 feet to the point of beginning.

BEING the same property conveyed to FRANKLIN D. HAWKINS and wife, ANN GILL HAWKINS by Deed from E. C. CHANCE, INC., a Tennessee Corporation of record in Book 3794, Page 806, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
Aug 1 9 59 AM '90
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This is improved property known as 760 Howse Avenue, Madison, Tennessee, 37115.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEES ASSUME AND AGREE TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL AMOUNT OF $64,232.77, DATED MARCH 30, 1990, PAYABLE TO OLD HICKORY CREDIT UNION, AND SECURED BY A DEED OF TRUST EXECUTED BY FRANKLIN D. HAWKINS AND WIFE, ANN GILL HAWKINS, AND OF RECORD IN BOOK 8083, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 31 day of July, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Franklin D. Hawkins — Ann Gill Hawkins

FRANKLIN D. HAWKINS — **ANN GILL HAWKINS**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, FRANKLIN D. HAWKINS and wife, ANN GILL HAWKINS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 31 day of July, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/23/94

5735 08/01 0101 03CHECK 343.60

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 584

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
102000.00
CON TX 336.60
PRFEE 1.00
~~MDEED 6.00~~
~~TOTAL 343.60~~
CHECK 343.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/90 01 10:01 0001 5735

45873

IDENTIFICATION REFERENCE

AUG 1 9 59 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 342217