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81421

This Instrument was Prepared By:

1557 12/21 0101 03CHECK 101.71

Martin C. Giner, Attorney
One Church Street--Suite 300
Nashville, TN. 37201
(615) 242-3416

IDENTIF. TREFERENCE

DEC 21 2 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

Address of New Owner as Follows	Send Tax Bill To	Map/Parcel Nos.
Mark Hayes 3712 Bear Hollow Rd. Joelton, TN. 37080	Mark Hayes 3712 Bear Hollow Rd. Joelton, TN. 37080	022-00-0 187.00

mail

FOR AND IN CONSIDERATION of the sum of Twenty-Eight Thousand Six Hundred Seventy-Five and .76/100 ($28,675.76) of which $4,000.00 has been paid in cash by the grantee the receipt of which is hereby acknowledge and for the remainder the grantees have assumed the two (2) Notes. Notes payable to James I Caldwell and David Wade dated August 19, 1987 with an outstanding principal balance as of the date of this agreement of $18,597.75 "Loan A" and a Note payable to David Wade dated June 5, 1988 with an outstanding principal balance as of the date of this agreement of $6,078.01 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Donald W. Hawkins and wife, Brenda Hawkins, have bargained and sold and by these presents do transfer and covey unto the said Mark Hayes, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT;

BEGINNING at an iron pin in Duffey's south line, the same being Medley's northeast corner and the northwest corner of the tract herein conveyed; thence with Duffey's south line, south 88 deg. 45' 26" east crossing a 50 foot right-of-way easement known as Denby Hill Road, 749.72 feet to an iron pin; thence south 02 deg. 28' 08" west 581.15 feet to an iron pin; thence north 88 deg. 45' 26" west 749.72 feet to an iron pin in Medley's east line; thence with Medley's east line, north 2 deg. 28' 08" east crossing back across said road to the beginning containing 10.00 acres, more or less.

THIS conveyance is subject to the right-of-way of Denby Hill Road.

BEING the same property conveyed to Donald W. Hawkins and wife, Brenda S. Hawkins, by Installment Deed from James I. Caldwell, III of record in Book 7332, Page 821 Register's Office for Davidson County, Tennessee.

RESTRICTIONS: 1. No junk vehicles allowed. 2. No commercial timbering allowed. 3. $10.00 late charge for late payments of 15 days or more. 4. No mobile or modular homes requiring caving from structure to ground. 5. Pro-rata upkeep of roadway easement into property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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, except as disclosed herein. And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns 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.

IN WITNESS WHEREOF, we have set our hands on this 21 day of December, 1990.

Donald W Hawkins
DONALD W. HAWKINS

Brenda Hawkins
BRENDA HAWKINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28675 76/100.

Donald W Hawkins
AFFIANT

Sworn and subscribed before me, this the 21st day of December, 1990.

Rita Paine
NOTARY PUBLIC

My Commission Expires:

9-26-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for said County and State, Donald W. Hawkins and Brenda Hawkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the Warranty Deed for the purposes therein contained.

This the 21st day of December, 1990.

Rita Paine
NOTARY PUBLIC

My commission expires:

9-26-92

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	28675.76
			CON TX	94.71
			PRFEE	1.00
			MDEED	6.00
			TOTAL	101.71
			CHECK	101.71

12/21/90 01 14:58 0001 1557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 E 4 2 1

IDENTIF. REFERENCE

DEC 21 2 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383950