BOOK 8456 PAGE 945

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph.(615) 298-3312 - Fax 292-8746

Dav. Co. File: Box 8:
W & I Ref.. (blw) (Title No:.30677)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 57,500.00 .

Affiant

Sworn and subscribed before me this 27th day of September, 1991

Notary Public

My Comm. Expires: 11-27-93

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Derek Andrew Hawkins 3384 Mimosa Drive Nashville, TN 37211	Dominion Bankshares Mortgage Corporation P. O. Box 9703 McLean, VA 22102	133-8-15 6DA 54480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew E. Kitten and wife, Phyllis M. Kitten,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Derek Andrew Hawkins *, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 109 on the plan of Glencoe Acres, Section I, of record in Book 1835, Pages 136, 137 and 138 , Register's Office for said County.

SAID Lot No. 109 fronts 98.0 feet on the northerly margin of Mimosa Drive and extends back 157.5 feet on the easterly line and 152.9 feet on the westerly line to a dead line in the rear, measuring 108.4 feet thereon.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

BEING the same property conveyed to Matthew E. Kitten and wife, Phyllis M. Kitten, by deed from Billy Ray Jones and wife, Darlenda H. Jones, of record din Book 7288, Page 872, Register's Office for Davidson County, Tennessee.

* also known as Derek A. Hawkins

5:18:40 IDENTIFICATION REFERENCE Oct 3 10 57 AM '91 FEE $ 219.75 STATE TAX

9936 10/03 0101 03CHECK 219.75

This is improved property, known as: 3384 Mimosa Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 1991.

Matthew E. Kitten
Matthew E. Kitten

Phyllis M. Kitten
Phyllis M. Kitten

State of Tennessee
County of Davidson

On this 27th day of April, 1991, before me the undersigned authority, personally appeared **Matthew E. Kitten and wife, Phyllis M. Kitten,** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

My Commission Expires: My Commission Expires March 26, 1994

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8456 PAGE 946

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 6.00
TOTAL 219.75
CHECK 219.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/91 01 10:58 0001 9936

5.8.4.0.

IDENTIFICATION REFERENCE

Oct 3 10 57 AM '91

FELIX Z. WILSON, II REGISTER

No. 464750