BOOK 8510 PAGE 199

MAIL ENV.

7.0258

DEC 18 8 22 AM '91

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RAY D. HAWKINS, JR.
ET UX, AMY L. HAWKINS
5028 PACKARD DRIVE
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 162-1
PART OF PARCEL 18

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00, THIS 27TH DAY OF NOVEMBER, 1991.

Ray D Hawkins Jr.
AFFIANT

Subscribed and sworn to me, this the 27TH day of NOVEMBER, 1991

Denise C. Cates
Notary Public
My commission expires: 5-9-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JUDY D. PARDUE, SANDRA JOAN PARMLEY AND WANDA J. SMITH, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RAY D. HAWKINS, JR., ET UX, AMY L. HAWKINS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5028 PACKARD DRIVE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 27TH day of NOVEMBER, 1991.

Judy D. Pardue
JUDY D. PARDUE

Sandra Joan Parmley
SANDRA JOAN PARMLEY

Wanda J. Smith
WANDA J. SMITH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY D. PARDUE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH day of NOVEMBER, 1991.

MY comm. exp. 05-11-92

Dianne C. Allen
notary public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA JOAN PARMLEY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH day of NOVEMBER, 1991.

My comm. exp. 05-11-92

Dianne C. Allen
notary public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA J. SMITH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH day of NOVEMBER, 1991.

My comm. exp. 05-11-92

Dianne C. Allen
notary public

EXHIBIT 'A'

A certain tract of land lying in the 5th Civil District of Davidson County, Tennessee, known as Lot 1 on the Resubdivision of Lot 15 on the Plan of Fairlane Park, which plat is of record in Book 8250, page 63, Register's Office for Davidson County, Tennessee. Reference is made to said Plat for a more complete description of said property.

Being a portion of the same property conveyed to Albert Decker et ux, Pauline Coleman Decker, by Warranty Deed from George M. Johnson et ux, Lucile B. Johnson, of record in Book 4443, page 426, Register's Office for Davidson County, Tennessee, the said Pauline Coleman Decker having since died on 12-18-76, the property vested solely in her husband Albert Decker. Albert Decker died intestate on May 30, 1991, and the property passed by operation of law to his only three (3) heirs, Judy Decker Pardue, Sandra Joan Parmley and Wanda J. Smith, the Grantors herein.

THIS PROPERTY IS HEREBY CONVEYED TOGETHER WITH all rights to a certain sewer easement, 10-feet in width, as shown on Plat of record in Book 8250, page 63, Register's Office for Davidson County, Tennessee, and the responsibility for maintaining said sewer easement.

THIS IS NOT MARITAL PROPERTY and the husbands of the Grantors herein, if any, are not joining in this conveyance.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 8250, page 63, said Register's Office.

3. Restrictive Covenants, of record in Book 2498, page 571, and Book 2548, page 355, said Register's Office.

4. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, for sewers being 20-feet in width and extending across the middle and easterly sections of the lot.

3415 12/18 0101 03CHECK 213.50

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 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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	9.00
TOTAL	213.50
CHECK	213.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0822 0001 3415

7.0258

IDENTIFICATION REFERENCE

DEC 18 8 22 AM '91

No. 485919