10895 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8662 PAGE 435

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROWLAND S. HAWKINS (NAME)	NEW OWNER(S) (NAME)	Map 144-9
1520 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB FH2950

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, PAUL C. BUFF AND WIFE, CONNIE A. BUFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROWLAND S. HAWKINS AND WIFE, VALERIE K. HAWKINS

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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Chickering Woods, as of record in Plat Book 3842, page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul C. Buff and wife, Connie A. Buff by deed from Louis A. DiRienzo and wife, Mary S. DiRienzo of record in Book 7534, page 648, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Abandonment of Easement of record in Book 7921, page 210; and (3) All matters appearing on the Plan of record in Plat Book 3842, page 105, said Register's Office.

5589 06/29 0101 03CHECK 1605.40

23168

IDENTIF. REFERENCE

Jun 29 8 39 AM '92

unimproved ( )
This is improved (XX) property, known as 1520 Chickering Road, Nashville, Tennessee 37215

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 23rd day of June, 19 92

PAUL C. BUFF

Connie A. Buff
CONNIE A. BUFF

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8662 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL C. BUFF AND WIFE, CONNIE A. BUFF 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 24th day of June, 19 92.

My commission expires 1-22-95 Notary Public Arleen D Sears

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 432,000.00

Valerie K Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 92.

MY COMMISSION EXPIRES 1-22-95 (AFFIX SEAL)

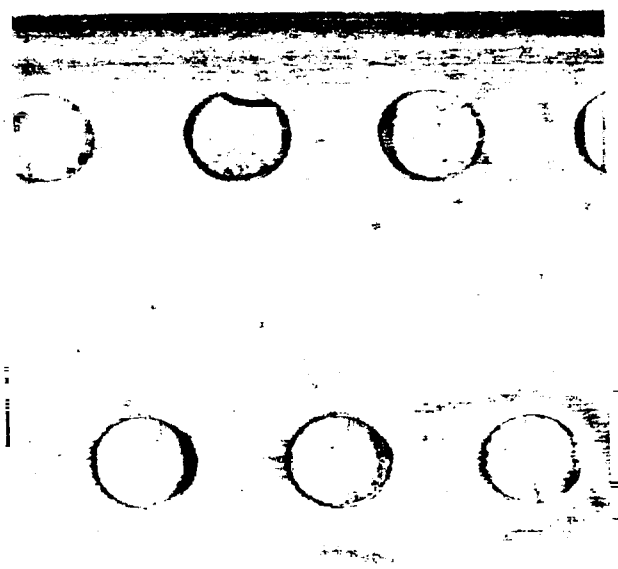
Arleen D Sears
Notary Public

WARRANTY DEED

FROM PAUL C. BUFF AND WIFE, CONNIE A. BUFF

TO ROWLAND S. HAWKINS AND WIFE, VALERIE K. HAWKINS

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

BOOK 8662 PAGE 437

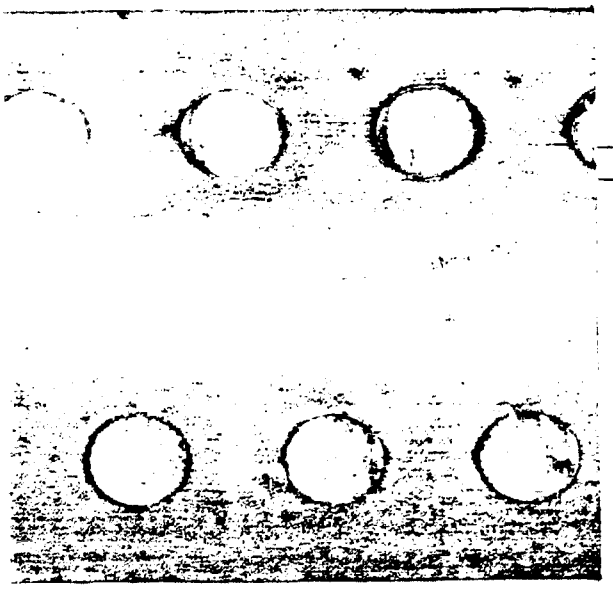
RECEIVED OF _____

FOR _____

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	432000.00
			CON TX	1598.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1605.40
06/29/92	01	08:39	CHECK	1605.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23168

IDENTIF. REFERENCE

JUN 29 8 39 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 545287