Box 23

File No: 8498-1

BOOK 8695 PAGE 900

Address New Owner:	Send Tax Bills To:	Map/Parcel
W. E. Hawkins, etal	Same	Map 83-11
3873 SAUNDERS AVE.		Parcel 45
NASHVILLE, TN 37216		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, NANCY C. HUDSON, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto W. E. HAWKINS and FRANK L. HASTINGS, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Rolling Acres, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 79 fronts 75 feet on the westerly side of Sky View Drive and runs back between parallel lines 140 feet to a dead line.

BEING THE SAME property conveyed to Nancy C. Hudson by deed from C. O. Wallace, of record in Book 2399, Page 577, said Register's Office. Nancy C. Hudson is presently unmarried.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 1130, page 34, said Register's Office; Restrictive covenants (if applicable), easements and matters contained in an instrument of record in Book 1181, page 401, said Register's Office; Restrictive covenants (if applicable), easements and matters contained in an instrument of record in Book 1140, page 182, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 526 Sky View Drive, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said W. E. HAWKINS and FRANK L. HASTINGS, as tenants in common, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate 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.

WITNESS my hand on this 3RD day of AUGUST, 1992.

Nancy C. Hudson
NANCY C. HUDSON, a widow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

X Nancy E Hawkins
AFFIANT

Sworn to and subscribed before me this 3RD day of AUGUST, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy C. Hudson, a widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee, this 3RD day of AUGUST, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

34646

IDENTIF. TREFERENCE

AUG 6 10 13 AM '92

DAVIDSON COUNTY TN.

8225 08/06/90 0101 03CHECK 175.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8695 PAGE 902

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 45000.00
DON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

08/06/92 01 10:15 0001 8225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34646
R.O. Def.
Aug 6 10:13 AM '92
Felix Z. Wilson II
Register
Dav. Cnty. Tn.

No. 558038