File Box 29

BOOK 8700 PAGE 917

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1992.

Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Hawkins (NAME)	First Bank & Trust (NAME)	MAP 96-10
2841 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	1691 North Mt. Juliet Road (STREET ADDRESS)	PARCEL 146
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	3DZ-59226

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, WE, Minnie B. Stephens for the duration of her natural life, with remainder to James E. Stephens, Jr. in fee simple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Hawkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 341 on the Map of Cloverhill Subdivision, Section V1, as of record in Book 2133, page 89, Register's Office for said County.

Said Lot No. 341 fronts 80 feet on the southerly side of Emery Drive and extends back between parallel lines 160.8 feet to a dead line in the rear.

BEING the same property conveyed to Minnie B. Stephens and son, James E. Stephens by deed from Jacqueline B. Lowe, single, filed of record in Book 4097, page 467 and by quitclaim deed of record in Book 7756, page 60, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

*and by quitclaim deed from Patricia M. Hylton, Trustee, to Minnie B. Stephens for the duration of her natural life, with remainder to James E. Stephens, Jr. in fee simple.

3.6 4.1.3

IDENTIFICATION REFERENCE

AUG 13 1 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (X) property, known as 2841 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 10th day of August, 1992

Minnie B. Stephens
Minnie B. Stephens

James E. Stephens, Jr.
James E. Stephens, Jr.

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Minnie B. Stephens and James E. Stephens, Jr.

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 19 92

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

Minnie B. Stephens and James E. Stephens, Jr.

TO

Robert E. Hawkins

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

183.64 0257 08/13 0104 03CHECK

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	47250.00
CON TX	174.64
PRFEE	1.00
WDEED	8.00
TOTAL	183.64
CHECK	183.64

08/13/92 01 13:06 0001 0257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.6 4: 1: 3.

IDENTIFI REFERENCE

AUG 13 1 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560038