PREPARED BY WHITE, REGEN & STUART, ATTORNEYS, DICKSON, TENNESSEE

WARRANTY DEED BOOK 8834 PAGE 885

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, including their execution and delivery of a promissory note of even date herewith made payable to the undersigned in the principal amount of Fifty Thousand and No/100 Dollars ($50,000.00), together with interest thereon as described therein, payable in fifty-nine (59) equal consecutive monthly installments of Four Hundred Thirty-Eight and 79/100 Dollars ($438.79) each, beginning January 10, 1989, and continuing on the same day of each succeeding month, with the sixtieth and final payment in the full amount of the unpaid principal and accrued interest, and with a vendor's lien being retained to secure the payment of the indebtedness evidenced by said note, I, **Beatrice Alberta Hawkins** (the same person as Alberta D. Hawkins), have bargained and sold, and by these presents do transfer and convey unto **Charles Stanton Hawkins, Jr.** and wife, **Cheryl Hawkins**, their heirs and assigns, a certain tract or parcel of land located in the Sixth Civil District of Davidson County, State of Tennessee, more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Charles Stanton Hawkins, Jr. and wife, Cheryl Hawkins, their heirs and assigns, forever.

AND I DO COVENANT with the said Charles Stanton Hawkins, Jr. and wife, Cheryl Hawkins, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Charles Stanton Hawkins, Jr. and wife, Cheryl Hawkins, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of November, 1988.

BOOK 8834 PAGE 886

Beatrice Alberta Hawkins
Beatrice Alberta Hawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Beatrice Alberta Hawkins (the same person as Alberta D. Hawkins), a single woman, 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 Nashville, Tennessee this 13 day of ~~November~~ DEC., 1988.

Lynda Daili
Notary Public

LINDA DAILEY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
5-13, 1989

SEND TAX BILLS TO:

The Same →

ADDRESS OF NEW OWNER(S):

Charles S. & Cheryl D. Hawkins
1115 McAlpine Avenue
Nashville, TN. 37216

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles S. Hawkins, Jr.
Affiant

Subscribed and sworn to before me this the 11th day of Jan. 1989

L. Chandler, Dep. Reg.

Map 061-11-C
Parcel 262.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

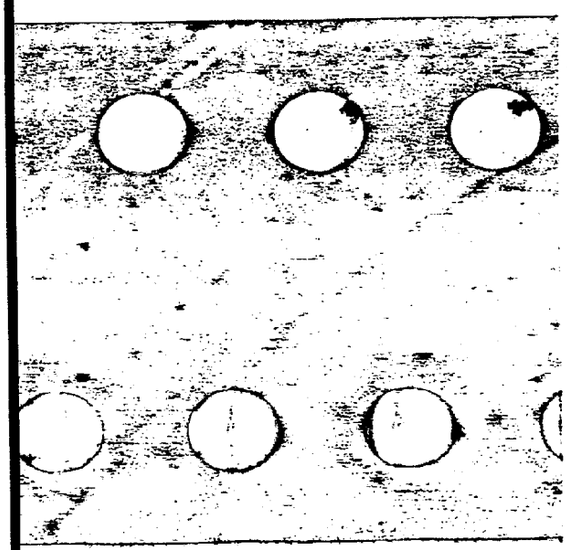
Description of Real Property

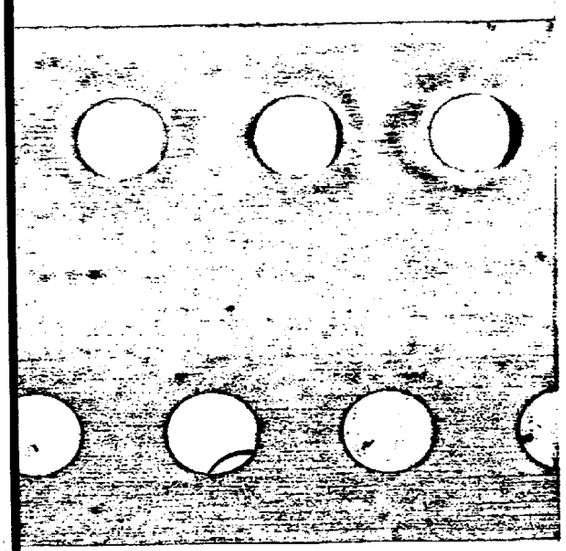
Lying and being in the Sixth Civil District of Davidson County, State of Tennessee, being the southeasterly part of Tract "B" on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421 at page 143 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

> Beginning at a point in the centerline of Alpine, or McAlpine Avenue, at the southeast corner of Tract "B" and the Southwest corner of Lot No. 1 of said Monte Vista Plan; thence northerly along the westerly line of Lot No. 1, 175 feet, more or less, to a point; thence westerly 75 feet along a wire fence; thence southerly 175 feet to the centerline of McAlpine Avenue; thence with the centerline of the same 75 feet to the beginning.

Being the same property conveyed to R. D. Hawkins and wife, Alberta D. Hawkins, by deed from R. O. Ray and wife, Winifred D. Ray, dated April 24, 1946, of record in Deed Book 1383 at page 476 in the Register's Office of Davidson County, Tennessee. Also being the same property title to which was vested in Alberta D. Hawkins upon the death of her husband, R. D. Hawkins, by reason of their tenancy by the entirety.

IDENTIFICATION REFERENCE
JAN 7 10 49 AM '93
FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN
PICK-UP
3593 01/07 0101 CKCHECK 198.00
8057.1





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8834 PAGE 888

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			01/07/93 01	10:47 0001 3593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8057: I:

IDENTIFICATION REFERENCE

JAN 7 10 49 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608395