WARRANTY DEED

BOOK 9160 PAGE 176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES: 1-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben M. Hawkins, Jr. (NAME)	(NAME)	53-14
1331 Pawnee Trail (ADDRESS)	SAME (ADDRESS)	92,94 AND 95
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Herbert H. Zidank and Linda C. Zidank, not married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben M. Hawkins, Jr. and Martha Ann Hawkins, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: LAND in Davidson County, Tennessee, Being Lots Nos. 1 and 2 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, said Register's Office.

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot 2-A on the unrecorded Map of Nawakwa Hills River Front Section, being a Subdivision of the northeasterly part of a 29.79 acre tract in the original plan of Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August 1945, as follows:

BEGINNING at a white oak at the northwest corner of Broadway of Nawakwa, said point being the southeasterly corner of Lot No. 3-A on said plan; thence north 65 degrees east 380 feet to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River south 42 degrees east 680 feet; thence south 10 degrees west 100 feet to the northeastern boundary line of the Nawakwa Hills Subdivision, a plan of which is of record in Book 843, Pages 36 and 37, Register's Office for said County; thence with said boundary line North 54 degrees 30 minutes west 600 feet to the northeast corner of Lot No. 1-A on said Nawakwa Hills River Front Section; thence with the northern boundary line of said Lot No. 1-A northwesterly 230 feet, more or less, to the northeast corner of said Broadway of Nawakwa; thence with the northern boundary line of said Broadway of Nawakwa, northwesterly 75 feet to the beginning.

CONTINUED on Page 2

unimproved ( )
This is improved (X) property, known as 1331 Pawnee Trail, Madison, TN 37115
(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 November 19 93

Herbert H. Zidank

Linda C. Zidank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert H. Zidank and Linda C. Zidank

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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 November 19 93.

Commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Herbert Zindank and wife, Linda Carolyn Zidank by deed from Oliver L. Maize and wife, Patricia K. Maize of record in Book 6195, Page 476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

1352 11/22 0101 03CHECK 397.50

WARRANTY DEED

FROM
Herbert H. Zidank

TO
Linda C. Zidank

Ben M. Hawkins, Jr.

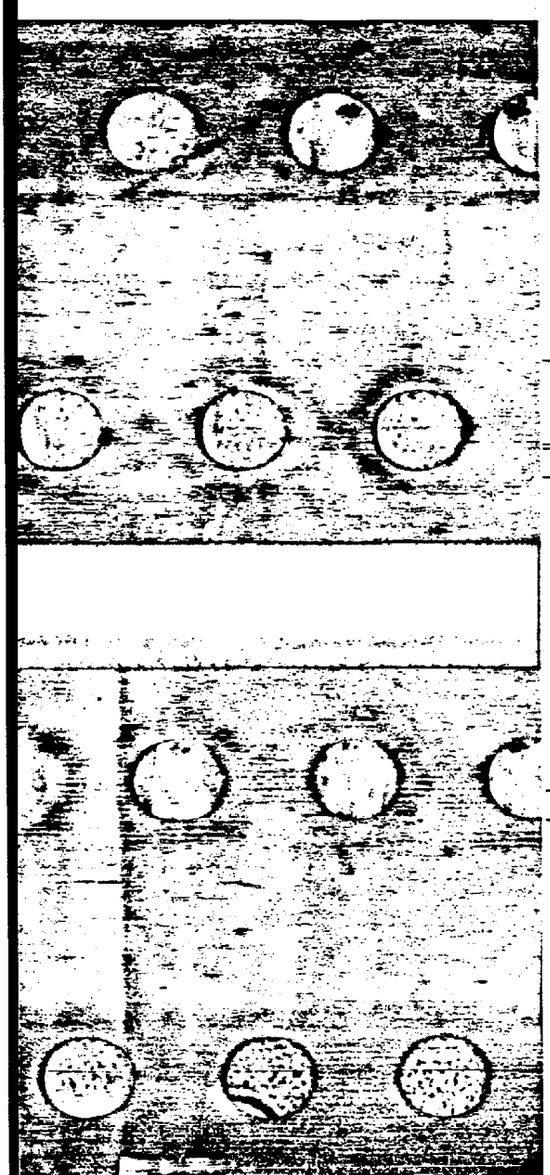
Martha Ann Hawkins

93 NOV 22 PM 3:09
FELIX Z. ZINKAND REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

80474

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

11/22/93 01 15:09 0001 1352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88474
IDENTIFICATION REFERENCE

93 NOV 22 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 725090