SLB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9531 PG 386

ADDRESS NEW OWNER:
Timothy J. Cummings Sr. and Denise H. Cummings
140 Woodmont Boulevard
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 116-3
GROUP
PARCEL 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William D. Hawkins III and wife, Katherine Hawkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy J. Cummings Sr., and wife, Denise H. Cummings, 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:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 99 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to William D. Hawkins, III and wife, Katherine Hawkins by deed from John E. Archer and Teresa D. Archer, of record in Book 8775, page 944, Register's Office for Davidson County, Tennessee.

This is improved property known as 140 Woodmont Boulevard, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All matters as shown on the plan of record in Book 421, page 100, said Register's Office.
3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3932, page 903, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy J. Cummings Sr., and wife, Denise H. Cummings, their heirs and assigns, forever; and we, William D. Hawkins, III and wife, Katherine Hawkins, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of November, 1994.

William D. Hawkins III
By: Thomas Fussell Attorney-In-Fact

Katherine Hawkins
By: Thomas Fussell Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Fussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William D. Hawkins, III and wife, Katherine Hawkins, as their Attorney-In-Fact, as the free act and deed of the within named William D. Hawkins, III and wife, Katherine Hawkins.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 29, 1996

7946 11/29 0101 03CHECK 530.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 141,000.00.

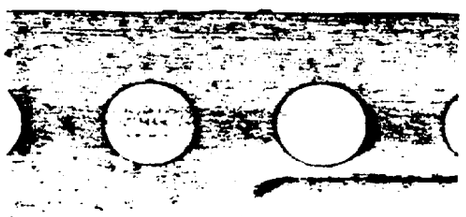
AFFIANT

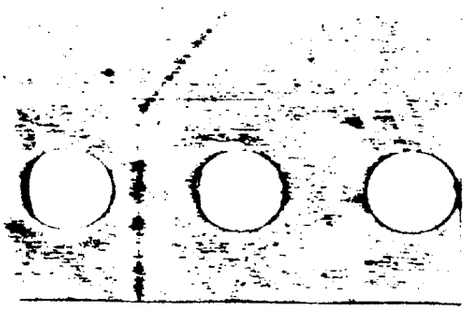
Subscribed and sworn to before me
this 28th day of November, 1994.

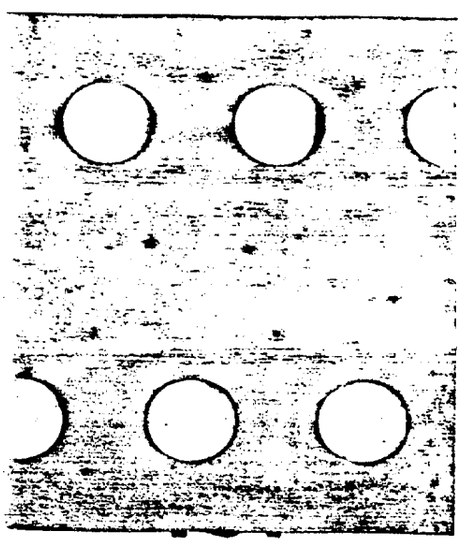
NOTARY PUBLIC
My Commission Expires: Nov. 29, 1996

94 NOV 29 PM 2:17
DAVIDSON COUNTY, TN.

12543
IDENTIFICATION REFERENCE







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

RECEIVED OF _____

FOR _____

BOOK 9531 PG 388

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	
				141000.00
			CON TX	521.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	530.70
			CHECK	530.70
11/29/94	01		14:17 0001	7946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12543
IDENTIF. & REFERENCE

94 NOV 29 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.

No. 857981