This instrument prepared by: Jack F. Stringham II
Wyatt, Tarrant, Combs,
Gilbert & Milom
511 Union Street, Suite 1500
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
		TI 101-93 TII 114-25
Ira Vaughn and Vickie A. Hawkins 7466 Old Charlotte Road Nashville, Tennessee	Lillian V. Hawkins 6827 Gower Road Nashville, Tennessee	Map _____ Par. _____

For and in consideration of love and affection (and no monetary consideration) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I Lillian V. Hawkins, a widow, hereinafter called the Grantor, by these presents do quitclaim and convey unto Ira Vaughn Hawkins and wife, Vickie A. Hawkins, as tenants by the entirety, hereinafter called the Grantees, and their heirs and assigns, an sixteen percent (16%) undivided interest as tenants in common in and to certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows:

TRACT I

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book "H" page 487, County Court for said County, described according to a survey made by Z. J. Wilkerson, Surveyor, May 30, 1946, as follows:

Beginning in the center of Gower School Road in the southerly line of the Harvey Sullivan property; thence with the center of said Road, south 7 degrees 45' east 200 feet; thence south 210 feet; thence south 66 degrees 40' east 315.5 feet; thence north 45 degrees 30' east 700 feet to said Sullivan's southerly line; thence with his southerly line, north 87 degrees west 820 feet to the beginning, containing 6.18 acres, more or less.

This includes the family graveyard which was excluded in the deed hereinafter referred to and which is also excluded in this transfer just as previously, as well as means of ingress and egress, as mentioned.

Being the same property conveyed to Lawrence Hawkins and wife, Lillian V. Hawkins by deed from Hattie L. Vaughn, of record in book 1403, page 378, Register's Office for Davidson County.

TRACT II

Land in the 8th, formerly the 12th, Civil District of said County and State, being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book H, page 487, County Court for said County, described according to a survey made August 16, 1949, by George W. Watkins, Surveyor, as follows:

Beginning in the center of Old Charlotte Pike at the southwest corner of the property conveyed to Eunice F. Caldwell by deed

from Hattie L. Vaughn, of record in book 1403, page 397, Register's Office for said County; thence with the center of said Pike north 88° 30' west 477 feet; thence south 78° 30' west 132 feet; thence south 64° 30' west 165 feet; thence leaving said Pike north 79° 30' west 198 feet to the easterly line of the Womack property; thence with the easterly line of said property north 0° 30' west 485 feet; thence westerly 147 feet to the center of Gower Road, being the easterly line of the property conveyed to Howard B. Vaughn and wife, by deed from Hattie L. Vaughn, of record in book 1855, page 573, said Register's Office; thence with the center of said Road and with Vaughn's easterly line north 3° east 723 feet to the southwest corner of the property conveyed to Lawrence Hawkins and wife, by deed from Hattie L. Vaughn of record in book 1403, page 378, said Register's Office; thence with their southerly and southeasterly lines south 66° 40' east 315.5 feet; thence north 45° 30' east 700 feet to Sullivan's southerly line; thence with said line south 87° 30' east 366 feet to the northeasterly margin of Old Hickory Boulevard, being the southwesterly line of the property conveyed to A. L. Fisk by deed from Hattie L. Vaughn, of record in book 1509, page 103, said Register's Office; thence with the northeasterly margin of said Boulevard and southwesterly line of the Fisk property southeasterly 330 feet; thence south 2° west 801 feet to Caldwell's northeast corner; thence with Caldwell's northerly line south 82° west 415 feet to Caldwell's northwest corner; thence with Caldwell's westerly line south 3° west 395 feet to the beginning, containing 39.7 acres, more or less.

Being the same property conveyed to Lawrence Hawkins and wife, Lillian Hawkins by deed from Hattie L. Vaughn, of record in book 2694, page 585, Register's Office for Davidson County.

Said property is reduced by the following:

Beginning at an iron pin in the westerly margin of River Road Pike at the southeasterly corner of Lot 2 on the Plan of Stevens Subdivision as of record in Book 5200, page 358, R.O.D.C., Tennessee; thence with the margin of said road S 35 degrees 20' 00" E 75.00 ft. to an iron pin; thence S 35 degrees 35' 49" W 435.16 ft. to an iron pin; thence S 59 degrees 04' 40" W, a distance of 291.78 ft. to an iron pin; thence N 49 degrees 22' 45" W, a distance of 361.85 ft. to a point in the centerline of Overall Creek; thence N 51 degrees 22' 13" E, a distance of 578.83 ft. to an iron pin in the line of Lot 2 on the aforementioned Stevens Subdivision; thence with the line of said Lot 2 of the Stevens Subdivision S 83 degrees 32' 54" E, a distance of 284.51 ft. to the beginning containing 5.55 acres, more or less.

Being the same property conveyed to Steven D. Hawkins and wife, Diana R. Hawkins, by deed of record in Book 7589, page 653, R.O.D.C., Tennessee.

Land in the 8th, formerly the 12th, Civil Districe of said County and State, being part of lot No. 6 of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by S. H. Hutchinson, October 16, 1963, as follows: Beginning in the center of Charlotte Pike at the southeast corner of J. C. Womack's 2.56 acre tract; thence with Womack's easterly line north 34° west 133 feet to a 10 inch elm; thence north 28° west 119.2 feet to a stake in fence; thence leaving Womack's line south 85° 30' east 320 feet to a stake cedar pointer; thence south 7° 15' west 175 feet to the center of Charlotte Pike; thence with the center of said Pike south 89° west 88 feet and south 78° 30' west 77.5 feet to the beginning, containing 1.87 acres, more or less.

Being the same property conveyed to Vaughn Hawkins and wife, Vickie Hawkins by deed of record in book 3643, page 561, Register's Office for Davidson County, Tennessee.

The said Lawerence Hawkins having died on January 31, 1993 leaving Lillian V. Hawkins as his widow.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 6827 Gower Road, Nashville, Tennessee.

Witness my hand this the 27 day of December, 1994.

Lillian V. Hawkins
LILLIAN V. HAWKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Stone, a Notary Public in and for said county and state, the within named Lillian V. Hawkins, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of December, 1994.

Commission Expires 5/28/95

Karen Stone
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Lisa Vaughn Hawkins
AFFIANT

Subscribed and sworn to before me, this the 27 day of December, 1994.

Commission expires:
5/28/95

Karen Stone
NOTARY PUBLIC

MAIL ENV. 20829 IDENTIF. & REFERENCE

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