BOOK 9678 PG 847

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 36491
Dav. Co. File: Box 8

95 MAY 23 AM 10:32

00631117

IDENTIF. + REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D. Hawkins 201 Leonard Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-09-215 26W 08540

WARRANTY DEED

3639 05/23 0101 03CHECK 1211.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith G. Meador and spouse, Patricia T. Meador,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Hawkins, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Bransford Realty Company's Subdivision of Lots 9, 10, 11, 12 and part of 9 in Block E-Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Block G-Whitland Realty Company's Subdivision, of record in Book 547, page 53, Register's Office for said County.

SAID Lot No. 22 fronts 135 feet more or less on the westerly margin of Leonard Avenue and extends back 234.8 feet on the northerly line and 210 feet on the southerly line to a dead line in the rear, measuring 15.2 feet thereon.

BEING the same property conveyed Keith G. Meador and wife, Patricia T. Meador by deed from Virginia Hall of record in Book 7505, page 540, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 201 Leonard Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 1995.

Keith G. Meador **Patricia T. Meador**

State of Tennessee
County of Davidson

On this 22nd day of May, 1995, before me the undersigned authority, personally appeared **Keith G. Meador** and **Patricia T. Meador**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

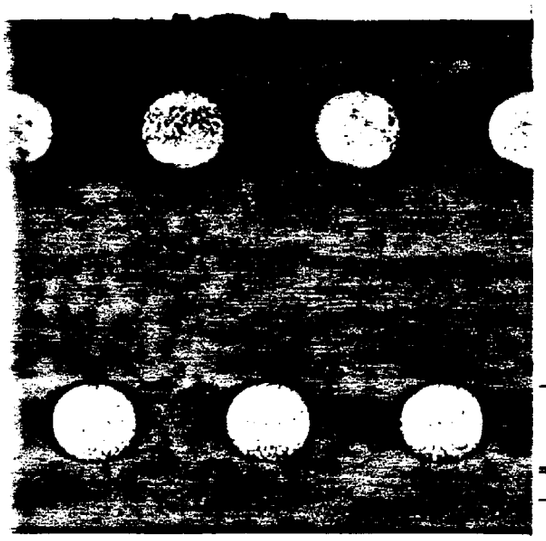
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325000.00

Affiant

Sworn and subscribed before me on the 22nd day of May, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public



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

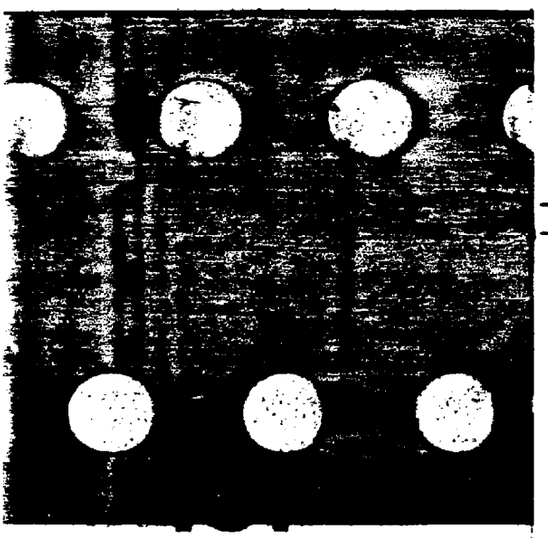
RECEIVED OF _____

FOR _____

BOOK 9678 PG 849

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

05/23/95 01 10:33 0001 3639

00631 17
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.912982