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00081972

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36748
Dav. Co. File: Box 8

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

TAX MAP-PARCEL NUMBERS: 142-5B-89

4355 07/25 0101 03CHECK 280.95

WARRANTY DEED

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 **Melanie H. Lipford Biggs and spouse, Richard Biggs,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Q-302 together with carport designated Q302-C on the plan of River Plantation Sec. 3, of record in Book 4675, page 75-77 and amended in Book 4675, page 103, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Melanie H. Lipford, a single person, now known as Melanie H. Lipford Biggs, of record in Book 8610, page 18, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4784, Page 464, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Richard Biggs, spouse of Melanie H. Lipford Biggs, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 8300 Sawyer Brown Road, Q302, Nashville, Tennessee 37221

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 24th day of July, 1995.

Melanie H. Lipford Biggs

Melanie H. Lipford Biggs

Richard Biggs

State of Tennessee
County of Davidson

On this 24th day of July, 1995, before me the undersigned authority, personally appeared **Melanie H. Lipford Biggs and Richard Biggs**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

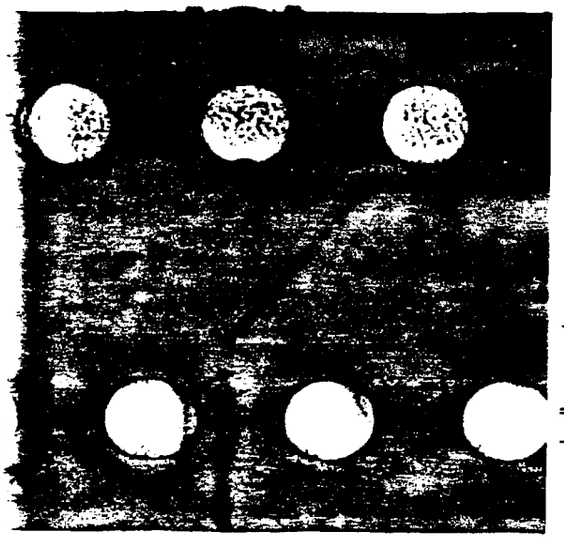
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 73500.00

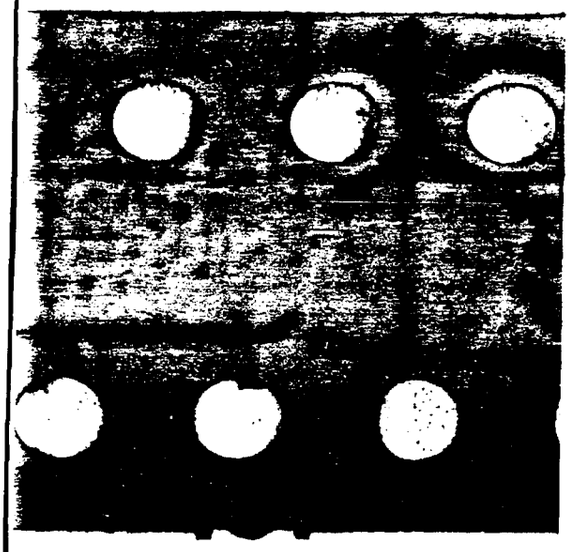
Affiant

Sworn and subscribed before me on the 24th day of July, 1995.

Notary Public

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





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

RECEIVED OF _____

FOR _____

BOOK 9739 PG 337

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	73500.00
			CON TX	271.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	280.95
			CHECK	280.95
07/25/95	01		10:57 0001	4355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081972
IDENTIF. # REFERENCE

95 JUL 25 AM 10:55
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 933427