BOOK 9779 PG 950

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY N. SMITH	SAME	MAP 60-02
(NAME)	(NAME)	
245 HILLCREST DRIVE		PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		268
(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, HEIRS AND CO-EXECUTORS OF THE ESTATE OF EVA FRANCES BENNETT HAWKINS, BEING NEWMAN E. HAWKINS AND MARGARET HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY N. SMITH AND WIFE, MARY LOUISE SMITH

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 part of Lot 7 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown home place, as of record in Book 547, page 126, Register's Office for said County, and more particularly described according to a survey made July 24, 1958, by Stephen O. Draper, Surveyor, as follows:

Said part of said lot fronts 100 feet on the south side of Ewings Creek Road and extends back between lines 599.5 feet on the easterly line and 601 feet on the westerly line and measures 100 feet thereon.

Being the same property conveyed to EVA FRANCES BENNETT HAWKINS, by Final Divorce Decree of record in Book 4315, page 889, and originally in Deed of record in Book 2800, page 397, Register's Office for Davidson County, Tennessee; the said EVA FRANCES BENNETT HAWKINS having since died and pursuant to the Last Will and Testament of EVA FRANCES BENNETT HAWKINS the property vests in her children being NEWMAN E. HAWKINS AND MARGARET HALL, the said NEWMAN E. HAWKINS AND MARGARET HALL, also being Co-Executors of the Estate of EVA FRANCES BENNETT HAWKINS.

This is not the principal residence of the Grantors.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
95 AUG 31 AM 10:47

IDENTIF. & REFERENCE
0095376

unimproved ( )
This is improved (X) property, known as 368 A & B EWING DRIVE, NASHVILLE, TN 37207
(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 my our hand s this 29th day of August, 19 95

Newman E. Hawkins
NEWMAN E. HAWKINS

Margaret Hall
MARGARET HALL

BOOK 9779 PG 951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NEWMAN E. HAWKINS AND MARGARET HALL

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 GOODLETTSVILLE, Tennessee, this 29th day of August 19 95

Commission expires January 24, 1998

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 _____.

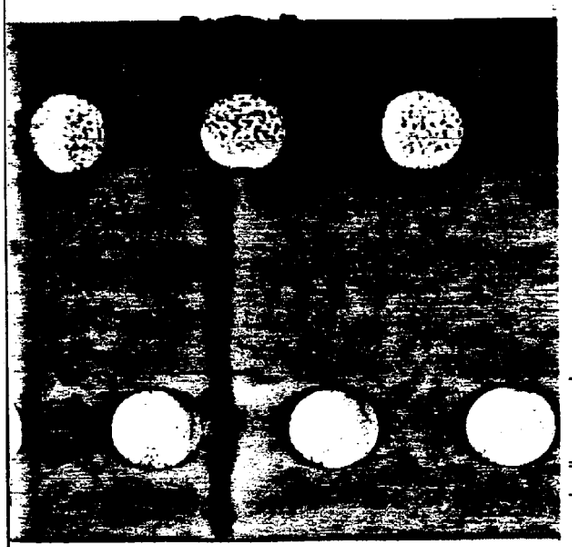
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

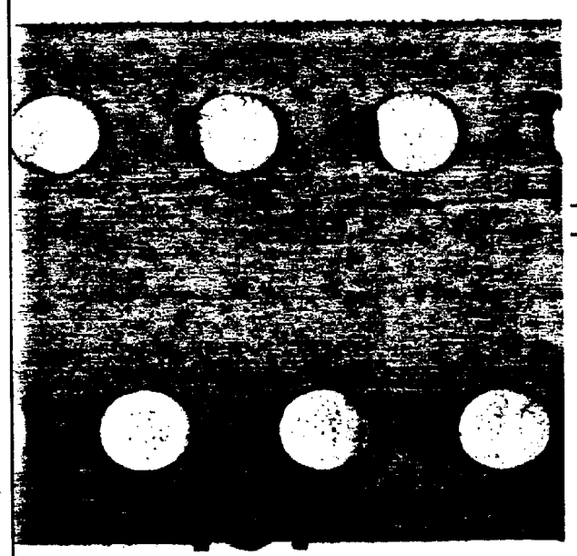
My commission expires _____

Notary Public

3831 08/31 0101 03CHECK

242-10





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

RECEIVED OF _____

FOR _____

BOOK 9779 PG 952

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 63000.00	
			CON TX 233.10	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 242.10	
			CHECK 242.10	
08/31/95	01		10:46 0001 8831	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095376
IDENTIF. ↑ REFERENCE

95 AUG 31 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947745