10658-1

BOOK 9898 PG 967

14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. HAWKINS	PNC MORTGAGE CORP. OF AMERICA	MAP 103-16
(NAME)	(NAME)	
3828 Whitland Avenue	440 North Fairway Drive	PARCEL 096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-2432	Vernon Hills, IL 60061	26W-06050
(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, TIMOTHY MCDOUGALL AND WIFE, LAURIE MCDOUGALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. HAWKINS AND WIFE, ELIZABETH R. HAWKINS

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 Lots 9 and 10 of Block "D" on the Map of Whitland Realty Company's Subdivision as of record in Book 332, page 141, said Register's Office, and described according to a survey of W. B. Southgate, Surveyor of June 1, 1922, as follows:

BEGINNING at a point on the northerly margin of Whitland, formerly Bowling Avenue at a point 94 feet 5 inches east of the easterly margin of Wilson Boulevard; thence with the northerly margin of Whitland Avenue, eastwardly 90 feet 4 inches to a point (said point being 15 feet east of the original line between Lots 9 and 10 on the said plan); thence northwardly 200 feet to a point; thence westwardly 60 feet to a point (which point is 60 feet east of the easterly margin of Wilson Boulevard); thence southwardly 308 feet 8 inches to the point of beginning.

BEING the same property conveyed to Timothy McDougall and spouse, Laurie McDougall, by Deed from Ronnie B. Scruggs and spouse, Mary C. Scruggs, of record in Book 9274, Page 187, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 3828 Whitland Avenue, Nashville, TN 37205
(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 our hand s this 14th day of December 19 95

Timothy McDougall
TIMOTHY MCDOUGALL

Laurie McDougall
LAURIE MCDOUGALL

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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 TIMOTHY MCDOUGALL AND WIFE, LAURIE MCDOUGALL

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 NASHVILLE, Tennessee, this 14th day of December 19 95.

Commission expires 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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_____.

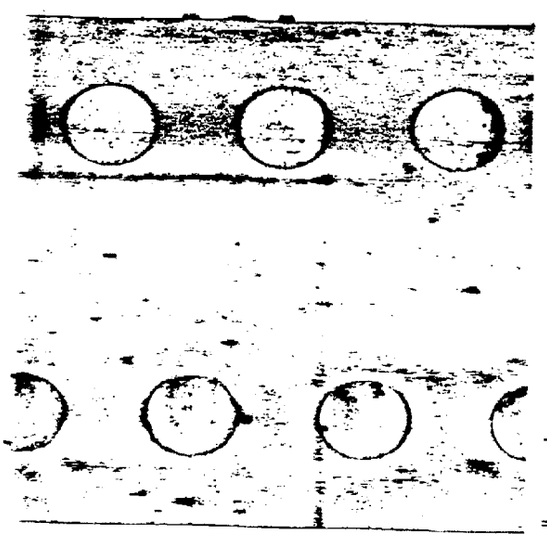
My commission expires _____

Notary Public

0135221
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 12:49
FELIX Z. ELLISON III REGISTER
DAVIDSON COUNTY, TN.

17.00 2.27 3.01 03CHECK 1422.40



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

RECEIVED OF _____

FOR _____

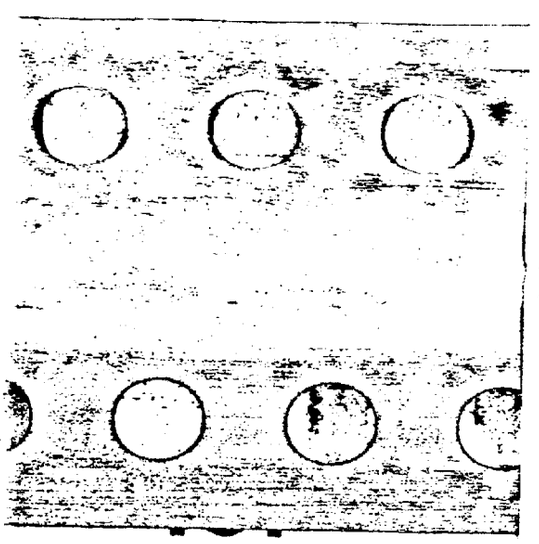
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
382000.00
CON TX 1413.40
PRFEE 1.00
MDEED 8.00
TOTAL 1422.40
CHECK 1422.40

12/27/95 01 12:48 0001 1740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135221
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 12:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 990134