This instrument prepared by:
Idanelle M. Webb
914 North First Street
Nashville, Tennessee 37207

BOOK 10031 PG 53

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison M. Dawkins, et ux		71-02-32
(NAME)	(NAME)	
1265 Kenmore Place	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

mail

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, Idanelle M. Webb, a widow *have this day bargained and sold, and do hereby transfer and convey unto the said* Allison M. Dawkins and wife, Betty S. Dawkins *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Being Lot No. 38 on the Plan of E. C. Scruggs' First Avondale Addition, as of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the southerly side of Avondale, formerly Greenwood Avenue and runs back between parallel lines, 149 feet, more or less, to an alley.

Being the same property conveyed to Idanelle M. Webb, a widow by deed from Johnny Burroughs, et ux, et al, as of record in Book 9072, Page 700, Register's Office for Davidson County, Tennessee.

5681 04/30 0101 01CASH 36.75

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 26th *day of* April *19* 96

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Allison M. Dawkins
Affiant

Margie DeMoss
Notary Public

My commission expires: 11/27/99 *(Affix Seal)*

This is unimproved ( ) property, known as improved ( ) 1252 Avondale Circle, Nashville, Tn.
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 26th *day of* April *, 19* 96 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Idanelle M. Webb
Idanelle M. Webb, a widow

STATE OF Tennessee
COUNTY OF Davidson

BK/10031 PG 54

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Idanelle M. Webb, a widow

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 26th *day of* April, *19* 96

Margie DeMoss
Notary Public

My Commission Expires: 11/27/99

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____,
this _____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

WARANTY DEED

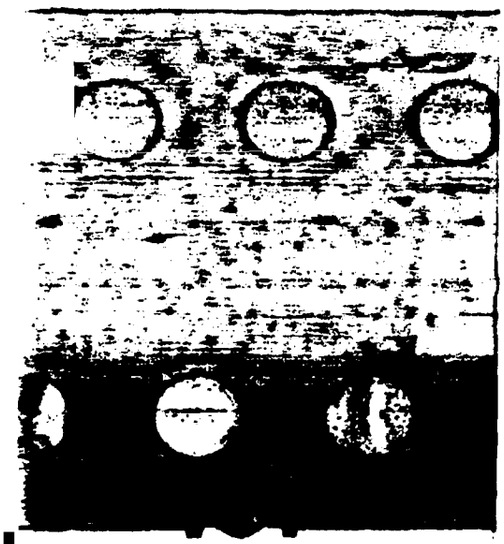
FROM
Idanelle M. Webb, a widow

TO
Allison M. Dawkins, and wife, Betty S. Dawkins

0176277
IDENTIF. + REFERENCE

96 APR 30 AM 10:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 55

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	7500.00
CON TX	27.75
PRFEE	1.00
MDEED	8.00
TOTAL	36.75
CASH	36.75

04/30/96 01 10:40 0001 5681

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0176277
IDENTIF. # REFERENCE

96 APR 30 AM 10:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1033725