Warranty Deed

BOOK 10031 PG 848

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,200.00

Melvin T. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin T. Ingram (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 032-13-0
4307 Winterbrook Road (ADDRESS)	6525 Quail Hollow (ADDRESS)	PARCEL 027.00
Nasvhille, Tennessee 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	10D 02976

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, Jesilla L. Hawkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Melvin T. Ingram, a married man

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 Lot No. 150 on the Plan of Timbertrail, Section 1, of record in Book 5200, Page 205, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Don Patrick Baker and wife, Jesilla LaVerne Baker by deed from Radnor Homes, Inc. of record in Book 6467, page 208, Register's Office for Davidson County, Tennessee, Don Patrick Baker, unmarried, subsequently conveyed his interest to Jesilla L. Hawkins, unmarried by quitclaim deed of record in Book 9559, page 715, Register's Office for Davidson County, Tennessee.
Jesilla LaVerne Baker now being known as Jesilla L. Hawkins.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

0176477 IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:30 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4307 Winterbrook Road, Nasvhille, Tennessee 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 hand this 26th day of April 19 96

Jesilla LaVerne Hawkins
Jesilla L. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesilla L. Hawkins

the 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 Brentwood, Tennessee, this 26th day of April 19 99.

Commission expires July 12, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

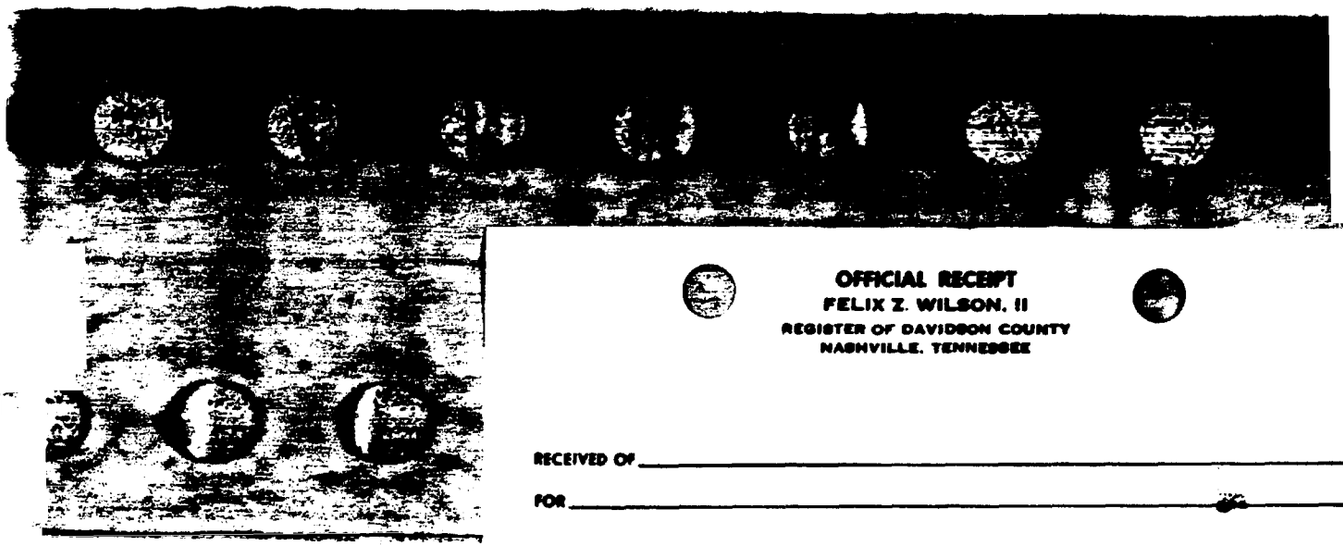
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

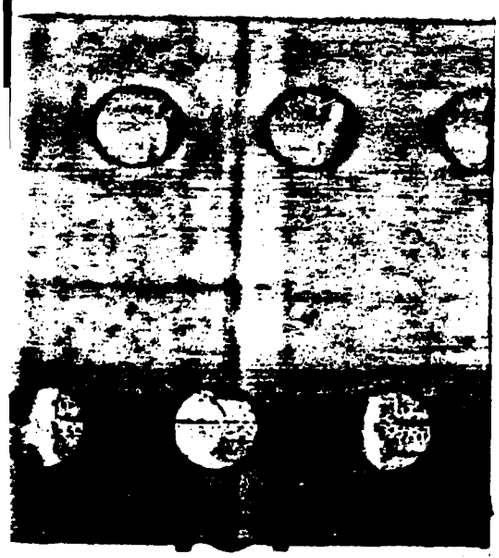
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5883 04/30 0101 03CHECK 265.04





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 850

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 69200.00
				CON TX 256.04
				PRFEE 1.00
				MDEED 8.00
				TOTAL 265.04
				CHECK 265.04
			04/30/96 01	13:33 0001 5883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178477
IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033926