BOOK 10207 PG 595

WARRANTY DEED

This Instrument prepared by:

JAMES H. HILL
ATTORNEY AT LAW
310 S GALLATIN ROAD
MADISON TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 5-29-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JAMES H. HILL, ATTORNEY, 310 GALLATIN ROAD SOUTH, MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. DAWKINS et ux MAXINE DAWKINS	SAME	MAP 44-11
(NAME)	(NAME)	
120 ORCHARD DRIVE		PARCEL
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138		22
(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, ESTELLE CHRISTOPHER DWYER AND HUSBAND, JAMES M. DWYER AND MARY M. CHRISTOPHER, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAXINE DAWKINS AND HUSBAND, JAMES H. DAWKINS

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:

Situated in Davidson County, Tennessee, being Lot No. 147 of Section "A" on the Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 147 fronts 65 feet on the westerly side of Orchard Drive and extends back 428.3 feet on the northerly line and 418.9 feet on the southerly line to a dead line, measuring 72.1 feet thereon.

Being the same property conveyed to ESTELLE CHRISTOPHER DWYER AND MARY M. CHRISTOPHER by Deed of record in Book 7963, page 822, Register's Office for Davidson County, Tennessee; the said MARY M. CHRISTOPHER having retained a Life Estate.

JAMES M. DWYER joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

0230774
IDENTIF. & REFERENCE

96 SEP 30 PM 1:36
FILED & RECORDED
DAVIDSON COUNTY, TENN.
REGISTER

4338 09/30 0101 03CHECK 228.04

unimproved ( )
This is improved (X) property, known as 120 ORCHARD DRIVE, OLD HICKORY, TN 37138
(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 27 day of September 19 96

ESTELLE CHRISTOPHER DWYER

MARY M. CHRISTOPHER

JAMES M. DWYER

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 ESTELLE CHRISTOPHER DWYER AND HUSBAND, JAMES M. DWYER AND MARY M. CHRISTOPHER

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/ Madison, Tennessee, this 27 day of September 19 96.

Commission expires 1-24-97

Notary Public

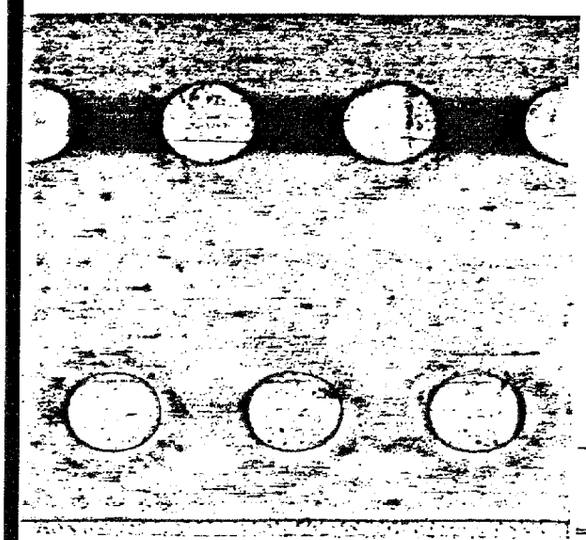
STATE OF TENNESSEE
COUNTY OF

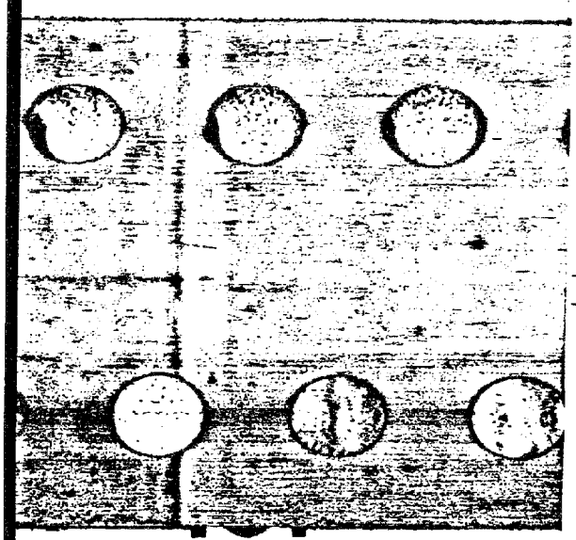
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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





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

RECEIVED OF _____

FOR _____ BOOK 10207 PG 597

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 59200.00	
			CON TX 219.04	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 228.04	
			CHECK 228.04	
09/30/96	01		13:40 0001 4338	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230774
IDENTIF. ↑ REFERENCE

96 SEP 30 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1036730