This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Suite 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10219 PG 302

ADDRESS NEW OWNER:
James R. Hawkins and Susan M. Hawkins
644 Vivian Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 161-6
PARCEL 117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert F. Hampton and wife, Elizabeth V. Hampton hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Hawkins and wife, Susan M. Hawkins, tenancy by the entirety , 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:

> BEING land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County.
>
> Said Lot No. 198 fronts 66.78 feet on the northeasterly side of Tobylynn Drive, 96.63 feet along the northwesterly side of Vivian Drive, and measures 37.52 feet around the curve at the northerly corner of the inersection of Tobylynn Drive and Vivian Drive, measures 143.43 feet along its northwesterly line and 116.43 feet along its esterly or northeasterly line.
>
> Being the same property conveyed to Robert F. Hampton and wife, Elizabeth V. Hampton, by deed from Charles Wayne Pollock and wife, Angelia V. Pollock of record in Book 4832, Page 953, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to Restrictive Covenants of record in Book 4393, Page 383, Register's Office, Davidson County, Tennessee.

Subject to all matters of record in Book 4175, Page 108, said Register's Office.

This is improved property known as 644 Vivian Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Hawkins and wife, Susan M. Hawkins, their heirs and assigns, forever; and we, Robert F. Hampton and wife, Elizabeth V. Hampton 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this the 30th day of September, 1996.

Robert F. Hampton by Elizabeth A. Hampton, Attorney-in-Fact

Elizabeth V. Hampton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth V. Hampton as Attorney-in-Fact for Robert F. Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Brentwood,Tennessee, this the 30th day of September, 1996.

NOTARY PUBLIC

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 11-28-98

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth V. Hampton the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood,Tennessee, this the 30th day of September, 1996.

NOTARY PUBLIC

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 11-28-98

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 124,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 1996.

NOTARY PUBLIC
My Commission Expires:

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

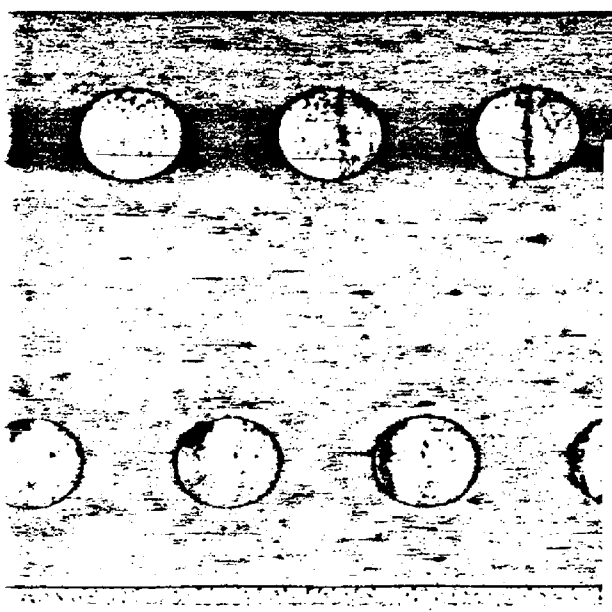
My Commission Expires 11-28-98

0234059
IDENTIF. ↑ REFERENCE

96 OCT -8 AM 11:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7830 10/08/96 0101 03CHECK 467.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10219 PG 304

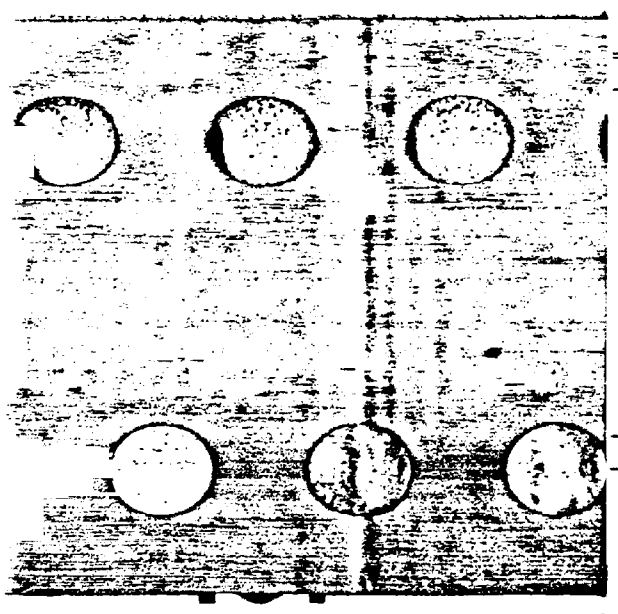
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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	
				124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80
10/08/96	01		11:08 0001	7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0234059
IDENTIF. & REFERENCE

96 OCT -8 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074891

No. [redacted]