47

BOOK 10306 PG 669

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel K. Rogers	DAN Rogers	PART OF MAP 8
(NAME)	(NAME)	
3858 Baxter Road	P.O. Box 280	PARCEL 36
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Whites Creek TN 37189	
(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, The Alvin R. Hawkins Family Partnership, L. P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel K. Rogers, Unmarried

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 in Davidson County, Tennessee, according to a survey by Jim McAleer, dated August 12, 1994, as follows:

Beginning at an iron rod in the northerly margin of Baxter Road, said point being Larry Thomas' southeasterly corner, as of record in Book 4684, Page 181, thence leaving said margin and with Thomas' easterly line North 07 degrees 54 minutes 49 seconds East 701.33 feet to an iron pipe; thence with the easterly line of other lands of Thomas, as of record in Book 7239, Page 866 and Book 7609, Page 385, North 05 degrees 51 minutes 17 seconds East 434.21 feet to an iron rod; thence with the easterly line of Hill, as of record in Book 5528, Page 584 and the easterly line of Barnes, as of record in Book 6502, Page 821, North 10 degrees 03 minutes 42 seconds East 424.74 feet to a 30 inch tree; thence with a portion of Chambers' easterly line, as of record in Book 1371, Page 286, North 04 degrees 38 minutes 20 seconds East 121.76 feet to a point; thence leaving Chambers' easterly line with the following new calls: South 83 degrees 50 minutes 45 seconds East 342.10 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 92.00 feet to an iron rod; thence South 55 degrees 59 minutes 29 seconds East 139.12 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 80.00 feet to an iron rod; thence South 77 degrees 42 minutes 50 seconds East 173.62 feet to an iron rod; thence South 18 degrees 57 minutes 20 seconds East 234.30 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 1533.25 feet to an iron rod in the northerly margin of Baxter Road; thence with said margin North 68 degrees 18 minutes 35 seconds West 154.70 feet to a point; thence with a curve to the right, said curve having a radius of 1465.87 feet, an arc length of 150.83

CONTINUED

unimproved ( )
This is improved (X) property, known as 3858 Baxter Road, Joelton, TN 37080
(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 30th day of December, 19 96

The Alvin R. Hawkins Family
By: Alvin R. Hawkins

Ernestine M. Hawkins

BOOK 10306 PG 670

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 Alvin R. Hawkins and Ernestine M. Hawkins

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of December, 19 96.

Commission expires 11-27-99

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

LEGAL DESCRIPTION CONTINUATION

feet and a chord bearing and distance of North 65 degrees 21 minutes 44 seconds West 150.76 feet to a point; thence North 62 degrees 24 minutes 52 seconds West 176.19 feet to a point; thence with a curve to the right, said curve having a radius of 1479.06 feet, an arc length of 200.33 feet and a chord bearing and distance of North 58 degrees 32 minutes 03 seconds West 200.18 feet to a point; thence North 54 degrees 39 minutes 14 seconds West 166.25 feet to the point of beginning and containing 30.465 acres, more or less.

This conveyance is subject to the Restrictions of record in Book 9683, Page 610, and re-recorded in Book 9729, Page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Alvin R. Hawkins Family Partnership, L. P. by quit claim deed from Alvin R. Hawkins and wife, Ernestine M. Hawkins of record in Book 10162, Page 520, Register's Office for said County.

PICK-UP

0260472

IDENTIF. & REFERENCE

96 DEC 31 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

0960 12/31 0101 03CHECK 775.20

02601.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10306 PG 672

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	206000.00
			CON TX	762.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	775.20
			CHECK	775.20
12/31/96	01		14:30 0001	0900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260472
IDENTIF. A REFERENCE

96 DEC 31 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1103452