35

WARRANTY DEED

File No: 00282378

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Hawley	Countrywide Home Loans	Map 7.00
[NAME]	[NAME]	
2556 Baker Station Rd.	155 N. Lake Avenue	Parcel 68 & 69
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Goodlettsville, TN 37072	Pasadena, CA 91109-7137	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

BOOK 10399 PG 575

Cheryl Harris, Trustee with full power

have this day bargained and sold, and do hereby transfer and convey unto the said James C. Hawley and wife, Anne C. Hawley

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

3879 04/01 0101 03DHFD 514.35

STATE OF Tennessee } The actual consideration or value which ever is greater.
COUNTY OF Williamson } for this transfer is $ 135,500.00

Subscribed and sworn to before me, this the 31st day of March, 19 97

Affiant

My Commission Expires: April 14, 1997
[Affix Seal]

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property known as 2556 Baker Station Road, Goodlettsville, TN 37072 [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 covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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 hands this 31ST day of MARCH, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cheryl Harris Trustee
Cheryl Harris, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me Kathleen W. Wenzler, a Notary Public in and for said County and State, **Cheryl Harris, Trustee** 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 **31st** day of **March, 1997.**

Kathleen W. Wenzler
Notary Public

My Commission expires:
May 24, 1997

KATHLEEN W. WEIZLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 _____ 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 seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 10399 PG 577

Tract I:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract "J" in the Division of the Zack Q. Myers property by a survey made by Richard B. Omohundro, Surveyor, February 16, 1960, described as follows:

Beginning at the southwest corner of Tract "H", said point being South 17 degrees West 300.4 feet from the center line of Tinnin Road; thence South 17 degrees West 258.6 feet; thence North 85 degrees West 386 feet; thence South 7 degrees East 659.5 feet to a 15 inch oak; thence East 332 feet; thence North 2 degrees East 99 feet to a 42 inch beech; thence South 87 degrees East 343.5 feet to an 18 inch elm, a corner of Tracts "E", "F", and "J", thence along the line of said Tracts "F" and "J" North 17 degrees 52 minutes West 463 feet; continuing along the line of Tracts "G" and "J", North 17 degrees 52 minutes West 187.2 feet and continuing along the line of Lots "H" and "J" North 46 degrees 52 minutes West 208.3 feet to the beginning, containing 9.60 acres, more or less.

Tract II:

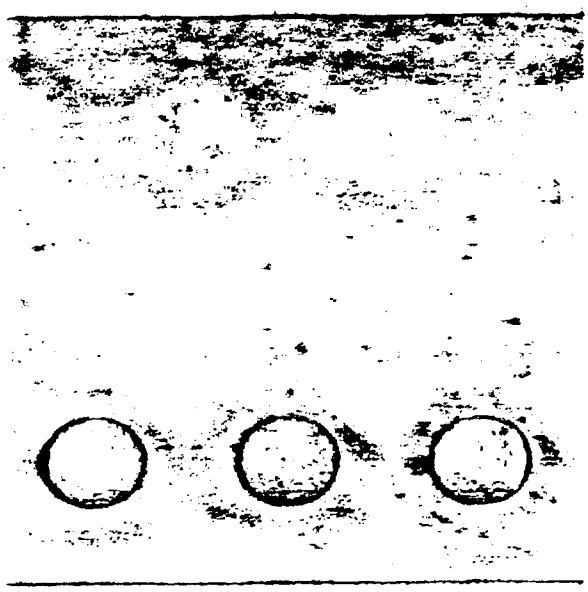
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Isam Butterworth, et als plan, of record in Book 161, page 22, Register's Office for Davidson County, Tennessee and described according to a survey made by George W. Watkins, Surveyor, dated October 21, 1959 as follows:

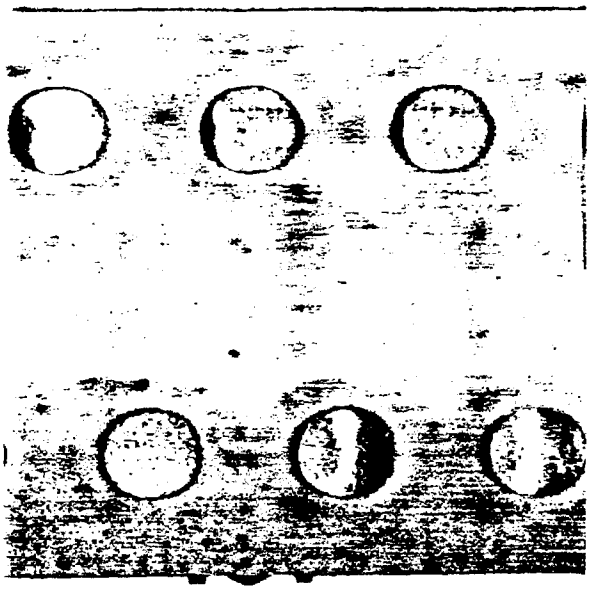
Beginning at a point in the center line of Bakers Station Road 117.6 feet east of the northeast corner of the property conveyed to Chester J. Seaton et ux by Deed of record in Book 2797, page 479, Register's Office for Davidson County, Tennessee; thence South 83 degrees East 286.1 feet to a point; thence North 18 degrees 45 minutes East 210.4 feet to a point in the center of Bakers Station Road; thence westerly around a curve, along the center of said Bakers Station Road, 397 feet to the point of beginning, containing .66 acres, more or less.

Being the same property conveyed to Cheryl Harris, Trustee, by deed from Michelle R. Berthon and Harriett E. Smittle, both unmarried, of record in Book 10219, Page 777, Register's office of Davidson County, Tennessee.

0289373
IDENTIF. & REFERENCE

97 APR -1 PM 3:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 578

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

CASH
13500.00
CON TX 501.35
PRFEE 1.00
WDEED 12.00
TOTAL 514.35
CHECK 514.35

04/01/97 01 15135 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02893 73
IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134150