File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10549 PG 881

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#14787

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEVEN M. HAWKINS (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	149-2-B
840 Bishopsgate Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3137 (STREET ADDRESS)	83
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 37173-0137 (CITY) (STATE) (ZIP)	2DX7803

FOR AND IN 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, JAMES H. JOHNSON, JR. AND WIFE, REGINA LYNN JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN M. HAWKINS AND WIFE, SHIRLEY M. HAWKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 209 on the Plan of Phase II Piccadilly Square, as of record in Plat Book 6250, pages 92 through 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Johnson, Jr. and wife, Regina Lynn Johnson by deed from Barbara L. Neff, unmarried of record in Book 8340, page 860, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, and 602, Book 6300, pages 409, 423, 431, and 439, re-recorded in Book 6306, page 833, Book 6496, pages 100, 107, and 114, Book 6518, pages 184 and 190, clarified in Book 6830, page 739; (3) Easements of record in Book 6186, page 238, Book 6251, page 616, Book 6530, pages 819 and 823, Book 6846, pages 606 and 653, and Book 7883, page 280; (4) Dedication of record in Book 6236, page 680, corrected in Book 6295, page 503, additional conveyance in Book 6496, page 99, and Book 7778, page 366; (5) Charter of record in Book 7288, page 963; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 92 through 94, said Register's Office.

0332255

IDENTIF. & REFERENCE

97 JUL 31 AM 10:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1094 07/31 0101 03CHECK 410.86

unimproved ( )
This is improved (XX) property, known as 840 Bishopsgate Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of July, 19 97

JAMES H. JOHNSON, JR.

REGINA LYNN JOHNSON

BOOK 10549 PG 882

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. JOHNSON, JR. AND WIFE, REGINA LYNN JOHNSON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of July, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,610.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 97.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES H. JOHNSON, JR. AND WIFE, REGINA LYNN JOHNSON

TO STEVEN M. HAWKINS AND WIFE, SHIRLEY M. HAWKINS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____ BOOK 10549 PG 883

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
108610.00
CON TX 401.86
PRFEE 1.00
WDEED 8.00
TOTAL 410.86
CHECK 410.86

07/31/97 01 10:46 0001 1094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332255
IDENTIF. & REFERENCE

97 JUL 31 AM 10:41

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

No. 1180736