10653

BOOK 10653 PG 635

WARRANTY DEED

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Hawley (NAME)	Same (NAME)	MAP 3
2556 Baker Station Road (ADDRESS)	(ADDRESS)	PARCEL 43.00
Goodlettsville, TN 37072 (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, Debbie Reynolds and Paula Reynolds, unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Hawley and wife, Anne C. Hawley

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:

Land in the 10th Civil District, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in Bruce Reynolds' westerly line, which point is 107.5 feet southerly from Reynolds' northwest corner; thence with Reynolds' westerly line, southerly 107.5 feet to a point, the southeast corner of the provepty conveyed to Thomas A. Cambron and wife, by Deed of record in Book 2965, page 615, Register's Office for Davidson County, Tennessee; thence westerly along the dividing line between Cambron's and Davenport's property, 600 feet to a point; thence northerly 107.5 feet to a point; thence easterly 600 feet to the point of beginning.

Being the same property conveyed to Debbie Reynolds and Paula Reynolds by Deed of record in Book 5393, page 831, Register's Office for Davidson County, Tennessee.
Paula Reynolds and Paula D. Reynolds are one and the same for the purpose of this transaction.
Grantors do hereby further convey unto Grantee(s) his successors, heirs and assigns, all of their interest in and to a right-of-way to this property 12-feet in width running back from Tinnin Road 245 feet on the northerly line of the Reynolds property as set out in the Deed of record in Book 2965, page 615, Register's Office for Davidson County, Tennessee; and a 12-feet wide ingress and egress easement over and across the easterly 12.5 feet a distance of 107.5 feet as set forth in Deed of record in Book 2999, page 157, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2445 Tinnin Road, Goodlettsville, TN 37072
(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 17th day of October 19 97

Debbie Reynolds
Debbie Reynolds

Paula D. Reynolds
Paula Reynolds

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 Debbie Reynolds and Paula Reynolds

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, Tennessee, this 17th day of October, 19 97.

Commission expires January 24, 1998

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

MAIL ENV.

IDENTIFICATION REFERENCE

97 OCT 22 AM 8:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2444 10/22 0101 03CHECK 68.20

03611406

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

RECEIVED OF _____

FOR _____ BOOK 10653 PG 637

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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK	68.20

10/22/97 01 08:32 0001 2444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361406 IDENTIFICATION REFERENCE

97 OCT 22 AM 8:29

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

No. 1211719