Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1321

BOOK 10918 PG 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Loren S. Davis,** and wife **Renee L. Davis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Dax Hawkins, and wife Kelly G. Hawkins**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 61 on the Plan of Stokes & Marshall's Subdivision as of record in Book 332, Page 106, Register's Office for said County.

Said Lot fronts 50.0 feet on the southerly side of Acklen Avenue, formerly Marshal Street, and runs back between lines to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to Loren S. Davis and wife Renee L. Davis by deed of record in Book 9285, Page 843, RODC.

3359 05/06 0101 03CHECK 675.00

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0434252
IDENTIFICATION REFERENCE
98 MAY -6 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 2607 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of May, 1998

S.

BOOK 10918 PG 235

State of Tennessee)
County of Davidson)

On this the 5th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Loren S. Davis and Renee L. Davis**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$180,000.00**.

Affiant

Sworn and subscribed before me on this the 5th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
R. Dox Hawkins	Nashville Bank of Commerce	104-11-74
2607 Acklen Avenue	218 20th Avenue North	
Nashville, TN 37212	Nashville, TN 37203	

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

RECEIVED OF _____

FOR _____

BOOK 10918 PG 236

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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

05/06/98 01 08:54 0001 3359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434252
IDENTIF. & REFERENCE

98 MAY -6 AM 8:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289417