BOOK 10928 PG 739

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Loyd J. Hawkins, et ux 4231 Hermitage Rd. Old Hickory, TN 37138	Same as New Owner	Map 75-7 Parcel 88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES E. HAWKINS, joined by his wife, BARBARA A. HAWKINS, and NELDA J. HAWKINS, a single woman, being all of the heirs at law of William C. Hawkins and wife, Lou M. Hawkins, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LOYD J. HAWKINS and wife, DORIS C. HAWKINS, hereinafter referred to as 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 Lot No. 196 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Baton Rouge Drive, being the common corner of Lot Nos. 195 and 196; thence eastwardly with the common border of said lots 112.62 feet to a concrete monument at the common corner of Lot Nos. 195, 196 and 197; thence northwardly with the common border of Lot Nos. 196 and 197, 127.17 feet to a point in the southerly margin of Denver Drive; thence westwardly with said margin 128.00 feet to a concrete monument at the beginning of a curve; thence southwestwardly 41.98 feet around said curve to a concrete monument in the easterly margin of Baton Rouge Drive; thence with said margin 116.00 feet to the point of beginning.

BEING the same property conveyed to William C. Hawkins and wife, Lou M. Hawkins, by deed from Johnson Homes, Inc. of record in Book 4261, page 318, said Register's Office. And, the said Lou M. Hawkins died, intestate, on June 16, 1997, predeceased by her husband, William C. Hawkins, who died on July 10, 1992. The property is now vested in the heirs at law of Lou M. Hawkins and the only children born to or adopted by William C. Hawkins and wife, Lou M. Hawkins, during their respective lifetimes, namely: James E. Hawkins and Nelda J. Hawkins, each owning a one-half (½) undivided interest in the said property.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 600 Denver Drive, Hermitage, TN 37076.

By their signatures hereto, JAMES E. HAWKINS and NELDA J. HAWKINS, being all of the children born to or adopted by William C. Hawkins and wife, Lou M. Hawkins, during their respective lifetimes, and their only heirs-at-law, represent and warrant that all debts and obligations owing by William C. Hawkins and wife, Lou M. Hawkins, or either of them, during their lifetime or by reason of their death, have been fully paid and satisfied.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the Plan of record in Book 4175, page 12, said Register's Office.

3. Restrictive covenants of record in Book 4228, page 457, said Register's Office.

And WE, the GRANTORS, 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.

Joinder of Spouse: BARBARA A. HAWKINS, wife of JAMES E. HAWKINS, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise. By her signature hereto, NELDA J. HAWKINS, represents and warrants that she is a single person.

WITNESS our hands on this the 11th day of May, 1998.

"GRANTORS"

James E. Hawkins
JAMES E. HAWKINS

Nelda J Hawkins
NELDA J. HAWKINS

Barbara A Hawkins
BARBARA A. HAWKINS

"GRANTEES"

Loyd I. Hawkins
LOYD I. HAWKINS

Doris C Hawkins
DORIS C. HAWKINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. HAWKINS and wife, BARBARA A. HAWKINS, NELDA J. HAWKINS, a single person, and LOYD J. HAWKINS and wife, DORIS C. HAWKINS, 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, at office, this the 11th day of May, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Doris C Hawkins
Affiant

Sworn to and subscribed before me, this the 11th day of May, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

6431 05/12 0101 03CHECK 290.50

0437130
IDENTIF. ↑ REFERENCE

98 MAY 12 PM 3:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10928 PG 742

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

05/12/98 01 15:24 0001 6431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043130
IDENTIF. # REFERENCE

98 MAY 12 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292452