0543141

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 FEB -1 PM 1:48

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh/mec) Title No: 40622
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen A. Crews 201 Leonard Ave. Nashville, TN 37205	CTX Mortgage Corporation 2728 N. Harwood Corp. Clsg. 3rd Flr. Dallas, TX 75201

TAX MAP-PARCEL NUMBERS: 104-09-215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 382000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Hawkins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen A. Crews,** 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. 22 on the plan of Bransford Realty Company's Subdivision of Lots 9, 10, 11, 12 and part of 9 in Block E-Lots 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 18, 20, 21, 22, 23 in Block G-Whitland Realty Company's Subdivision, of record in Book 547, page 53, Register's Office for said County, to which said plan is referenced for a more complete description.

BEING the same property conveyed to Michael D. Hawkins, a single person, by deed from Keith G. Meador and spouse, Patricia T. Meador, of record in Book 9678, page 847, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; All matters shown on the plan of record in Plat Book 547, page 53, said Register's Office.

Lisa Hawkins joins in this transaction for the sole purpose of conveying any and all marital interest she may have in the subject property.

This is improved property, known as: 201 Leonard Ave., Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of January, 1999.

Michael D. Hawkins **Lisa Hawkins**

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State of Tennessee
County of Davidson

On this 28th day of January, 1999, before me the undersigned authority, personally appeared **Michael D. Hawkins and Lisa Hawkins**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 382000.00

Affiant

Sworn and subscribed before me on the 28th day of January, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

9596 02/01 0101 03CHECK 1424.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0543141

IDENTIF. ↑ REFERENCE

99FEB-1 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 382000.00
CON TX 1413.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1424.40
CHECK 1424.40

02/01/99 01 13:46 0001 9596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418958