File Box 9B
First Title &
Escrow Co.,Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 11321 PAGE 495

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JOHN SMITH (NAME) | NEW OWNER (NAME) | Map 116-2-B |
| 2047 Lombardy (STREET ADDRESS OR ROUTE NUMBER) | 2047 Lombardy (STREET ADDRESS) | Par 50 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | F.B. 8DZ78383 |

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, KENNETH E. HAWKINS AND WIFE, ANNE B. HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN SMITH, Unmarried

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: TOWIT:

0325 02/02 0101 03CHECK 695.50

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hill Place, as of record in Plat Book 7900, pages 923 thru 932, corrected in Book 10058, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth E. Hawkins and spouse, Anne B. Hawkins by deed from H.G. Hill Realty Company, a Tennessee corporation of record in Book 9876, page 181, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9645, page 85, amended in Book 9658, page 19 and Book 10872, page 520; (3) Charter of record in Book 9730, page 356; (4) Dedication of common area of record in Book 9737, page 400; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 913, and Book 7900, pages 923 thru 932, corrected in Book 10058, page 112 said Register's Office.

05438411

IDENTIFICATION REFERENCE

99 FEB -2 AM 11:33

LL G... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( XX
This is improved ( ) property, known as 4913 Maymanor Circle, Nashville, Tennessee 37205

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 28th day of January, 19 99.

KENNETH E. HAWKINS

ANNE B. HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11321 PAGE 496

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Hawkins and wife, Anne B. Hawkins

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 28th day of January, 19 99.

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 DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 99.

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

Notary Public

**WARRANTY DEED**

**FROM**

KENNETH E. HAWKINS AND WIFE, ANNE B. HAWKINS

**TO**

JOHN SMITH

PLEASE RETURN TO:

**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11321 PAGE 497

| | | | | | |
|---|---|---|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 695.50 |
| CON TX | 684.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 695.50 |
| CHECK | 695.50 |

02/02/99 01 11:31 0001 0325

0543841
IDENTIFICATION REFERENCE

99FEB-2 AM11:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1419681