File Box 19B

WARRANTY DEED

BOOK 11407 PG. 86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1999

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHAD MANGRUM	SOUTHEASTERN MORTGAGE OF TN., INC.	MAP 149-11-0-A
(NAME)	(NAME)	
5208 Rice Road	115 29th Avenue South	PARCEL 012
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37212	FB #02DX-08021
(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, TAMARA S. GUIN HAWKINS AND HUSBAND, JODY HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHAD MANGRUM, AN UNMARRIED MAN

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 Davidson County, Tennessee, being Lot No. 12 on the Plan of Rice Hill, Phase I, a Planned Unit Development, of record in Book 6250, Page 858, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tamara S. Guin, married, by Deed from Douglas A. Hite, Jr., an unmarried person, of record in Book 9170, Page 3, Register's Office for Davidson County, Tennessee. The said Tamara Starr Guin and Tony Ray Guin having since divorced by Final Decree, of record in Minute Book 158B, Page 888, & Docket No. 94D-4274, Circuit Court for said County. The property was further conveyed to Tamara S. Guin, by Quitclaim Deed from Tony Ray Guin, of record in Book 9643, Page 700, said Register's Office. Tamara S. Guin having since married and now being know as Tamara S. Guin Hawkins.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Rice Hill, of record in Book 6812, Page 48, said Register's Office; easements and setback lines as set forth on the above plan of record;

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 5208 Rice Road, Antioch, TN 37013
(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 26th day of March 1999

TAMARA S. GUIN HAWKINS Tamara S. Guin Hawkins
By: Jesse Hawkins
Jesse Hawkins, Attorney-in-fact
JODY HAWKINS Jody Hawkins
By: Jesse Hawkins
Jesse Hawkins, Attorney-in-fact

DCTN01WC

Legal Continued from Page 1

and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Tamara Starr Guin being one and the same person as Tamara S. Guin Hawkins.

Jody Hawkins, spouse of the above named Tamara S. Guin Hawkins, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of Tamara S. Guin Hawkins and husband, Jody Hawkins pursuant to a Power of Attorney executed by same on the 20th day of March, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of March, 1999, before me personally appeared JESSE HAWKINS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of TAMARA S. GUIN HAWKINS AND HUSBAND, JODY HAWKINS, and acknowledged that he executed the same as the free act and deed of the said TAMARA S. GUIN HAWKINS AND HUSBAND, JODY HAWKINS.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0567584

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

REC 03/30 0101 COPIES 307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11407 PG. 88

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

0.00

CONT

CONT 0.00

CAMT 60000.00
CON TX 296.00
PRFEE 1.00
[illegible] 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

03/30/99 01 14:44 0001 5452

0567584
IDENTIFICATION REFERENCE

99 MAR 30 PM 2:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444512

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED