STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11674 PAGE 489

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,625.00.

Cynthia S. Mott
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of September, 1999.

Notary Public

My Commission Expires: 11/18/01

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**WARRANTY DEED**

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1933 09/24 0101 03CHECK 416.62

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

MAIL ENV.

99 SEP 24 AM 11:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & REFERENCE

06391138

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Cynthia S. Mott
4010 Coleridge Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
CTX Mortgage Company
2728 N. Harwood
Closing, 3rd Floor
Dallas, TX 75201

MAP-PARCEL NUMBERS:
Map/parcel: 162-02-0-200.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl S. Hawkins, Jr., and wife, and Lois B. Hawkins** hereinafter referred to as Grantor, hereby transfers and conveys to **Cynthia S. Mott, an unmarried woman** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 194 on the Plan of Colewood Acres, Section III as of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 75.0 feet on the northwesterly margin of Coleridge Drive and extends back 195.5 feet on the southeasterly line and 161.2 feet on the northwesterly line to a broken line in the rear and measuring 92.85 feet thereon.

Being the same property conveyed to Carl S. Hawkins and wife, Lois B. Hawkins by Warranty Deed from Richard B. Price and wife, Darla F. Price of record in Book 4735, page 3 in the Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4010 Coleridge Drive, Antioch, Tennessee 37013.

**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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 22nd day of September, 1999.

Carl S. Hawkins, Jr.
**Carl S. Hawkins, Jr.**

Lois B. Hawkins
**Lois B. Hawkins**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl S. Hawkins, Jr., and wife, and Lois B. Hawkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

**Witness my hand and official seal this 22nd day of September, 1999.**

**Notary Public**

11/18/01
**My Commission Expires**

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11674 PAGE 491

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

0639138

IDENTIFICATION ↑ REFERENCE

99 SEP 24 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 109625.00 |
| CON TX | 405.62 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 416.62 |
| CHECK | 416.62 |

09/24/99 01 11:10 0001 1953

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

**No.** 1519884