WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 11:38 3pgs
Fees:18.00 Taxes:185.00

20020429-0052151

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Shellie Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2002

Mary Burkes
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

02-593- Larry Thomas, EtAl

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Logan, Et Al (NAME)	SAME (NAME)	MAP 008
3940 Baxter Road (ADDRESS)	(ADDRESS)	PARCEL 036
Joelton, TN 37080 (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, The Alvin R. Hawkins Family Partnership, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Logan and wife, Shellie A. Thomas and Larry Thomas and wife, Shirley Thomas and Darren Bates and wife, Stephanie Bates**

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:

Being land in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, dated August 12, 1994 and revised March 28, 2002, as follows:

Beginning at an iron pin in the northerly margin of Baxter Road, said point being Larry Thomas' southeasterly corner, as of record in Book 4684, Page 181 (Map 8, Parcel 116), said point also being the southwesterly corner of the herein described tract, thence leaving said margin and with Thomas' easterly line North 07 degrees 54' 49" East 701.33 feet to an iron pipe; thence continuing with the easterly lines of Parcels 006, 175, 007.01 & 7 on Map 8 of the following calls: North 05 degrees 51' 17" East 434.21 feet to an iron pin; North 10 degrees 03' 42" East 424.74 feet to a 30" tree, said point being the northeasterly corner of Parcel 7 and the southeasterly corner of Chester Chambers, as of record in Book 1371, Page 286; thence with a portion of Chambers' easterly line North 04 degrees 38' 20" East 121.76 feet to an iron pin in the southerly line of a 32.27 acre tract; thence with said southerly line South 83 degrees 50' 45" East 127.15 feet to an iron pin; thence leaving said southerly line South 06 degrees 09' 15" West 1,776.48 feet to an iron pin in the northerly margin of Baxter Road; thence with said margin along a curve to the right, said curve having a radius of 1,479.06 feet, an arc length of 30.76 feet and a chord bearing and distance of North 54 degrees 39' 51" West 30.76 feet to a point; thence North 54 degrees 39' 14" West 30.76 feet to a point; thence North 54 degrees 39' 14" West 166.25 feet to the point of beginning and containing 6.00 acres, more or less.

BEING part of the same property conveyed to The Alvin R. Hawkins Family Partnership, L.P. by Warranty Deed from Bobby D. Davis, Substitute Trustee of

CONTINUED

unimproved (X)
This is improved ( ), property, known as Lot 1 Baxter Road, Joelton, TN 37080
(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 April, 2002

The Alvin R. Hawkins Family Partnership, L.P.
By: Alvin R. Hawkins
Alvin R. Hawkins, General Partner

By: Ernestine M. Hawkins
Ernestine M. Hawkins, General Partner

Alvin R. Hawkins
Alvin R. Hawkins, Individually

Ernestine M Hawkins
Ernestine M. Hawkins, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Alvin R. Hawkins Family Partnership, L.P. Alvin R. Hawkins, as General Partner and Individually, and Ernestine M. Hawkins as General Partner and Ernestine M. Hawkins, Individually the bargainor NOTARY PUBLIC, 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 and official seal at Goodlettsville, Tennessee, this 26th day of April, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 8-25-03

Mary Burkhart

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public

LEGAL DESCRIPTION CONTINUATION

record in by Instrument No. 20011008-0109307, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.