WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/01 14:51 2pgs
Fees:13.00 Taxes:481.00

20010824-0091809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ EXEMPT *130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 29, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci Hawkins (NAME)	NEW OWNER (NAME)	53-5/14
1280 Cheyenne Blvd. (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (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, Leslie E. Stratton and wife, Lori Y. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Staci Hawkins and husband, Greg Hawkins

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 Lot No. 154 on the pla of Sequoia Valley, Section 3, as of record in Book 4460, page 83, said Register's Office.

Said Lot No. 154 fronts 105.0 ft. on the southwesterly side of Cheyenne Blvd, and runs back 216.1 feet on the northwesterly line and 244.7 feet on the southeasterly line to a line in the rear which measures 108.9 feet thereon.

Being the same property conveyed to Leslie E. Stratton by deed dated 06-26-92, from Virgil T. Ross and wife, Mary E. Ross, filed for record on 06-30-92, in Book 8664, page 4, Register's Office for Davidson County, Tennessee. This conveyance is subject to: (1) any and all restrictions and easements of record; (2) all matters shown on the Plan of record in Plat Book 4460, Page 83, said Register's Office; (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Lori Y. Stratton joins in this conveaynce for the purpose of conveying any interest, including marital interest, in said property.

unimproved ( )
This is improved (X) property, known as 1280 Cheyenne Blvd., Madison, Tennessee 37115
(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 my hand this 16th day of August, 2001

Leslie E. Stratton

Lori Y. Stratton

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 Leslie E. Stratton and Lori J. Stratton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of August, 2001.

Commission expires _____

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires MAR. 29, 2003

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