PICK-UP

Davidson County DEEDWARR
Recvd: 10/02/02 11:24 2pgs
Fees:13.00 Taxes:1017.50
20021002-0119788

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
W. Odell Hawkins and wife, Edna M. Hawkins	Same	Map: 160-11-0-A
5408 Hearthstone Lane		Parcel: 097
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

JAMES A. TIDWELL AND WIFE, LINDA M. TIDWELL

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

W. ODELL HAWKINS AND WIFE, EDNA M. 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. 97 on the Plan of Hemmingwood, Phase I, II, III and IV, as of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell by deed from Ronald R. Welch and wife, Mary E. Welch, of record in Instrument No. 20020701-0078572, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE AND ITS COVENANT OF WARRANTY IS SUBJECT TO:

1. Matters as shown on the Plan of Hemmingwood, Phase I, II, III and IV of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee.

2. Deed for Open Space of record in Book 6962, page 404, said Register's Office.

3. Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7474, page 205, said Register's Office.

4. Charters of record in Book 7496, page 163, and in Book 8762, page 169, said Register's Office.

5. Easements of record in Book 7310, page 777, Book 8125, page 177, and in book 10170, page 584, said Register's Office.

This is improved property known as 5408 Hearthstone Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 hands this 1 day of October, 2002.

James A. Tidwell
JAMES A. TIDWELL

Linda M. Tidwell
LINDA M. TIDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, JAMES A. TIDWELL and LINDA M. TIDWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of October, 2002.

Gail Pugh
NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $275,000.00.

[illegible] Hawkins

Sworn to and subscribed before me this 1st day of October, 2002.

Gail Pugh
NOTARY PUBLIC

My commission expires: May 30, 2004.