THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Larry G. Hawkins & Renae Spencer Hawkins
637 Glenn Circle
Madison, TN 37115

Send Tax Bills To
Same

Map-Parcel No.
Map 10D 51649

Parcel 34-7A-28

Warranty Deed (Establishing Life Estate in Grantee)

For and in consideration of the sum of $42,500, the receipt of which is hereby acknowledged, Larry G. Hawkins and wife, Renae Spencer Hawkins, Grantors, hereby transfer and convey to Katherine L. Hawkins, Grantee, for and during the natural life of the Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 28 on the Plan of Harbor Village Phase I, Planned Unit Development, of record in Plat Book 8250, Page 490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry G. Hawkins and wife, Renae Spencer Hawkins by deed from Pilgrims Enterprises, L.L.C., of record in Record Book 11233, Page 266, Register's Office for Davidson County, Tennessee.

This is improved property, known as 637 Glenn Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors, and assigns, during the remainder of the natural life of the Grantee.

The Grantors retain the remainder interest in the aforedescribed property, as the purpose of this conveyance is merely to grant to Grantee a life estate in the property.

GRANTORS do hereby covenant with the Grantee that they are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and that the same is unencumbered except for real property taxes for the year 2002.

Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on February 18, 2003.

Larry G. Hawkins

Larry G. Hawkins, Grantor

Renae Spencer Hawkins

Renae Spencer Hawkins, Grantor

Davidson County DEEDWARR
Recvd: 02/21/03 09:34 2pgs
Fees:13.00 Taxes:157.25

20030221-0022998

State of Tennessee
County of Sumner

Personally appeared before me, Larry G. Hawkins and Renae Spencer Hawkins, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on February 18, 2003.

Lisa J. Love
Notary Public
My commission expires: Sept. 9, 2006

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 42,500 . Subscribed and sworn to before me on February 18, 2003.

Katherine L Hawkins by Larry G Hawkins, AIF
Katherine L. Hawkins by Larry G. Hawkins, Attorney-in-Fact,
Affiant

Lisa J. Love
Notary Public
My commission expires: Sept. 9, 2006