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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/06/03 14:35 2pgs
Fees:13.00 Taxes:1041.55
20030506-0060415

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $281,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2003.

Notary Public
My commission expires: 11/2/04

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rodney G. Fletcher	Owner	171-08-A 095.00
609 Expedition Court		
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane W. Hawkins and wife, Patricia A. Hawkins,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodney G. Fletcher and wife, Joy T. Fletcher**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane W. Hawkins and wife, Patricia A. Hawkins by deed from Radnor Homes, Inc. of record in Book 8555, Page 936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 609 Expedition Court, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind o urselves, o ur h eirs, s uccessors, as signs and r epresentatives, t o w arrant and forever defend the title to said land to 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 25th day of April, 2003.

Duane W. Hawkins

Patricia A. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Duane W. Hawkins and Patricia A. Hawkins**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 25th day of April, 2003.

Notary Public

My Commission expires 05/30/04

