Davidson County DEEDWARR
Recvd: 06/04/03 08:56 2pgs
Fees:13.00 Taxes:258.63

20030604-0076102

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41934

WARRANTY DEED.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Hasenfuss	Union Planters Bank, National Association	72-2-77
3709 Burrus Street	7130 Goodlett Farms Parkway	
Nashville, TN, 37216	Cordova, TN 38016	

FOR AND IN 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, I/WE,

Peter Hawes ~~and Andrew Hawes~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Hasenfuss, an unmarried person, and James Andrew Knight, an unmarried person, as joint tenants with rights of survivorship

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:

Property located at 3709 Burrus Street, in the City of Nashville, and the County of Davidson, and the State of Tennessee is described as follows:

Being Lot no. 101 on the map of Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County. Said Lot 101 fronts 50 feet on the westerly side of Burrus Street or Avenue and runs back between parallel lines 140 feet to the easterly line of Lot No. 109.

Being the same property conveyed to Peter Hawes and Andrew Hawes by Special Warranty Deed from Centex Homes Equity Company, LLC of record in Instrument No. 20020730-0090931, Register's Office for Davidson County, Tennessee.
Source of title: 20030604-0076101

Unimproved ( )
This is improved (X) property known as 3709 Burrus Street, Nashville, TN 37216

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/our hand(s) this 14th day of May, 2003

Peter Hawes by Andrew Hawes, Attorney In Fact

~~Andrew Hawes~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named and Andrew Hawes, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2003

_____
Notary Public

My Commission Expires:_____

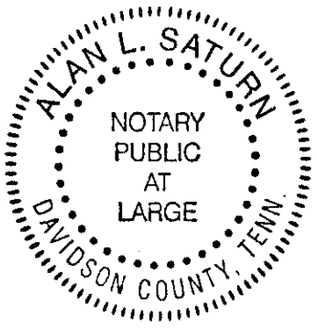
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of May, 2003, personally appeared Andrew Hawes to me known to be the person who executed the foregoing instrument on behalf of Peter Hawes as Attorney in Fact, and acknowledged that Andrew Hawes executed the same as the free act and deed of the said Peter Hawes.

Witness my hand and official seal this 14th day of May, 2003.

_____
Notary Public

My Commission Expires:_____



My Commission Expires JULY 29, 2006