THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21746-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 21, 2004

WARRANTY DEED

Address New Owner: David G. Hawkins 3901 Belmont Boulevard Nashville, TN 37215	**Send Tax Bills To:** **Owner**	**Tax Information:** Map No.145.00 Parcel No. 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin P. Bennett and wife, Linda L. Bennett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David G. Hawkins, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2012 Sunset Hills Terrace, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this September 15, 2003.

Martin P. Bennett

Linda L. Bennett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Martin P. Bennett and Linda L. Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2003

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 21, 2004

Davidson County DEEDWARR
Recvd: 09/18/03 13:20 2pgs
Fees:13.00 Taxes:1498.50

20030918-0138332

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 2002 Tyne as of record in Plat Book 6900, page 298, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Martin P. Bennett, unmarried by deed dated June 12, 2000 from Leigh S. Stelmach and wife, Rhonda E. Stelmach of record in Instrument No. 20000613-0058895, Register's Office for Davidson County, Tennessee. The said Martin P. Bennett having since married Linda L. Bennett.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictive covenants contained in an instrument of record in Book 7341, page 704, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
4) All matters appearing on the Plan of 2002 Tyne of record in Book 6900, page 298, Register's Office for Davidson County, Tennessee.