GBEC OF TENNESSEE, INC.
404 BNA Drive, Suite 300
NASHVILLE, TENNESSEE 37217

Davidson County DEEDWARR
Recvd: 04/30/04 15:32 3pgs
Fees:18.00 Taxes:431.05
20040430-0049598

TERASINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **116,500.00.**

Deana Jenkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF April, 04.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 404 BNA Drive, Suite 300, NASHVILLE, TENNESSEE 37217		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Kellie L Conn**	SEND TAX BILLS TO: SAME	MAP OR PARCEL NUMBERS: **82-16-248**
(NAME) **306 South 8th Street**	(NAME)	
(ADDRESS) **Nashville, TENNESSEE 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Keith Andrew Hawes** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Kellie L Conn an unmarried person** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

unimproved ( )
This improved (X) property, known as
306 South 8th Street, **Nashville,** **TENNESSEE 37206**
(House number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **29th** day of **April, 2004.**

Keith Andrew Hawes

Keith Andrew Hawes

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Keith Andrew Hawes

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of _____, _____.

My Commission expires:

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 8-24-08 WILLIAMSON CO., TENNESSEE

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being the southerly 70 feet of Lot No. 70 on the Plan of J.S. Williams' Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County, as follows:

Said part of Lot No. 70 fronts 70 feet on the southwesterly side of South 8th Street, formerly Hobson Street, and extends back between parallel lines with the northwesterly margin of a 20 foot alley, 50 feet to the northeasterly boundary line of Lot No. 69 on said plan and measures 70 feet thereon.

Being the same property conveyed to KEITH ANDREW HAWES, AN UNMARRIED PERSON, by deed of record in Book 10632, page 735, said Register's Office.