THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22596-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me this 29th day of April, 2004 Notary Public My Commission Expires:

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

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Clifford D. Hawks Jacqueline J. Hawks 4981 Tyne Ridge Court Nashville, TN 37220	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.146.09-0 Parcel No. 010.00

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, **Charles R. Boyd and wife, Susan H. Boyd**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford D. Hawks and wife Jacqueline J. Hawks** ("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 improved property located at 4981 Tyne Ridge Court, Nashville, TN 37220

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 the 29th day of April, 2004.

Charles R. Boyd

Susan H. Boyd

Davidson County DEEDWARR
Recvd: 05/03/04 15:49 2pgs
Fees:13.00 Taxes:3885.00
20040503-0050224

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles R. Boyd and wife, Susan H. Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2004.

Notary Public

My Commission Expires:

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

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

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Treemont as of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a perpetual mailbox easement granted to the grantors herein by instrument of record in Instrument No. 20030502-0058900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Boyd and wife, Susan H. Boyd by deed dated October 17, 1990 from Fidelity Federal Bank, a Federal Savings Bank of record in Book 8219, page 976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, Book 6833, page 601, amended in Book 8259, page 498, 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 tohandicap, but does not discriminate against handicapped persons);
3. By-Laws of Treemont Homeowners Association, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee;
4. By-Laws of Tyne Ridge Court Private Road Association, of record in Book 6833, page 653, Register's Office for Davidson County, Tennessee;
5. Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, page 617 and Book 6840, page 509, Register's Office for Davidson County, Tennessee;
6. Charter of Incorporation of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, Register's Office for Davidson County, Tennessee;
7. Easement for bridle path of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee;
8. Easement for private road of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee;
9. Easement for mailbox of record in Instrument No. 20030502-0058900, Register's Office for Davidson County, Tennessee;
10. All matters appearing on the Plan of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee.