Davidson County DEEDWARR
Recvd: 05/21/04 12:07 2pgs
Fees:13.00 Taxes:445.85

20040521-0059942

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

AISHA HALL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires June 21, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $120,500.00

Karen Doney
Affiant

Subscribed and sworn to before me, this 14th day of May, 2004.

Aisha Hall
Notary Public
My commission expires: ~~09/17/05~~ 6-21-04

04-0404-51171

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jack Hawkins	Decision One Mortgage	
3628 Lake Towne Drive	6060 J.A. Jones Drive #1000	150-10-200
Antioch TN 37013	Charlotte, NC 28287	

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, Pamela Cheryl Ford-Ball, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack Hawkins and wife, Susanne Hawkins, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Pamela C. Ford and Donald J. Ford, husband and wife, by deed dated February 25, 1999 of record in Book 11364, Page 698, Register's Office for said County. Further being the same property conveyed to Pamela Cheryl Ford, now Pamela Cheryl Ford-Ball, by quitclaim of record in Instrument No. 20020226-0024258, Register's Office for said County.

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 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 3628 Lake Towne Drive, Antioch, TN 37013

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 ourselves, our heirs, successors, assigns and representatives, to warrant 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 14th day of May, 2004.

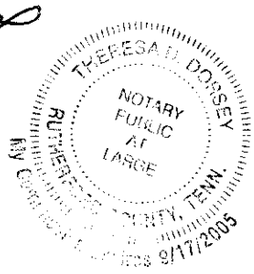
Pamela Cheryl Ford-Ball

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Cheryl Ford-Ball, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of May, 2004.

Theresa D. Dorsey
State of Tennessee at Large



My Commission expires 09/17/05