Davidson County DEEDWARR
Recvd: 06/09/04 13:53 2pgs
Fees:13.00 Taxes:1013.80
20040609-0068334

**After Recording Return To:**
**Nations Title Agency, Inc.**
**5214 Maryland Way, Suite 206**
**Brentwood, TN 37027**
C4TN01544

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

| Address of New Owner(s) as follows: **John Rowley and Mary M. Sobon** | COUNTRYWIDE HOME LOANS | Map-Parcel Numbers **083-05-147.00** |
|---|---|---|
| **1016 Maxwell Avenue** | P.O. BOX 10212 | |
| **Nashville TN 37206** | VAN NUYS, CA (!$!) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Leslie Nicolle Hawkins and husband, Matthew Hawkins**

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

**John Rowley and wife Mary M. Sobon**

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:

**Being parts of Lot No. 10 and 11 on the Plan of D H Bailey property as of recording Book 421, page 65, Register's Office for Davidson County, Tennessee, and also a triangular portion out of the southwest corner of six acre tract lying along the northerly side of said lots, described as a whole as follows: Beginning at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street 175 feet 5 inch to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inch to a stake; thence northwardly and parallel with Bailey Street 158 feet 3 inch to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inch's to the beginning, according to a survey made by S M McMurray Civil Engineer on January 20, 1926 including and excluding a strip of land described in the deed from Ruth B Hawkins and husband to the City of Nashville of record in Book 749, page 96 said Register's Office now included in Maxwell Avenue.**

**Being the same property conveyed to Leslie Nicolle Hawkins and husband, Matthew Hawkins, by Deed from Leslie Nicolle Hines and Matthew Hawkins, as joint tenants with right of survivorship, dated 04/01/2003, of record in Instrument No. 200304110048420, Register's Office for Davidson County, TN.**

**Restrictions, Easements, and all matters of record on subdivision plat recorded in Plan of Record in Book 421, page 65, for said county.**

This is improved (__X__) Unimproved (____) property, known as **1016 Maxwell Avenue, Nashville TN 37206**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **24th** day of **May, 2004.**

**Leslie Nicolle Hawkins**

Matthew Hawkins

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Leslie Nicolle Hawkins and husband, Matthew Hawkins,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **~~May,~~ 2004.**

**Notary Public**

**My Commission Expires:** 5/20/06

NOTARY PUBLIC AT LARGE