DAv. Co. Box 14A
JTC File 17274-4

Davidson County DEEDWARR
Recvd: 08/02/04 11:26 3pgs
Fees:18.00 Taxes:4440.00
20040802-0092105

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2004. Notary Public My Commission Expires: 4/10/05

Address New Owner As Follows: Lee Ann Hawkins 3432 Woodmont Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 117-06-0 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMIE D. WHITE AND WIFE, PATRICIA L. WHITE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LEE ANN HAWKINS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 29 and 30 on the plan of Hillsboro Heights, not of record, being more particularly described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1775 feet West of the centerline of 23rd Avenue South, said point being the easterly margin of 25th Avenue South, now closed; thence northwardly, with the easterly margin of said Avenue, 371 feet, more or less, to the southerly line of Lot No. 28; thence westwardly 254.5 feet to an iron pipe, post and stake in the original West line Lot No. 29; thence along the fence, being the East line of Lee Farris' property; southwardly 379.7 feet to an iron pipe in the northerly margin of Woodmont Boulevard; thence with the margin of same, eastwardly 173 feet to the beginning.

Being the same property conveyed to Jimmie D. White and wife, Patricia L. White, by deed from Kenneth S. Innis and wife, Vicki S. Innis, of record in Book 9225, page 62, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for driveway and/or parking area along easterly margin of Lot No. 30, as set out in instrument of record in Book 3611, page 586, as corrected in Book 3708, page 550, said Register's Office.

3. Agreement of record in Book 9409, page 525, said Register's Office.

4. Restrictive Covenant for Detached Structure of record as Instrument No. 20010716-0075323, said Register's Office.

This is improved property known as 3432 Woodmont Blvd, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of July, 2004.

Jimmie D. White

Jimmie D. White

Patricia L. White

Patricia L. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JIMMIE D. WHITE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA L. WHITE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007