Davidson County DEEDWARR
Recvd: 04/04/05 15:47 3 pg
Fees:18.00 Taxes:980.50
20050404-0036581

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2005.

Notary Public

My Commission Expires: 11-22-08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua Jones
3603 Woodmont Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
116-08-0-013

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sara H. Braddy f/k/a Sara Katherine Hawkins and William Burgin Hawkins, III,** hereinafter referred to as Grantors, hereby transfers and conveys to **Joshua Jones, an unmarried man** , hereinafter referred to as Grantees, their heirs 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 the south part of Lot No. 8 and the northwest triangular part of Lot No. 9 of Block "B" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Woodmont Lane at the corner of Lots No. 8 and 9; thence with the margin of Woodmont Lane, northerly 95 feet to a point, the common corner of Lots No. 7 and 8; thence westerly 144 feet, more or less, to the rear line of Lot No. 8, which is 15 feet southeast of the corner of Lots 7 and 8; thence southeasterly with the rear line of Lots Nos. 8 and 9, 135 feet to a point, which is 15 feet southeast from the corner of Lots 8 and 9; thence northeasterly 133.5 feet, more or less, to the point of beginning.

Being the same property conveyed to William B. Hawkins, Jr., unmarried, by Deed from Virginia A. Keller, a widow, of record in Book 10513, page 701, Register's Office for Davidson County, Tennessee. The said William B. Hawkins, Jr. having since died vesting the property in Sara Katherine Hawkins and William Burgin Hawkins, III by virtue of his Last Will and Testament Probate No. 04P1640 Davidson County Probate Court.

*Sara Katherine Hawkins is now known as Sara H. Braddy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3603 Woodmont Lane, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of March, 2005.

Sara H. Braddy

William Burgin Hawkins, III

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara H. Braddy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2005.

Notary Public

My Commission Expires: 8-20-07

JAN J HAIR
MY COMMISSION EXPIRES
AUG
20
2007
COBB CO., GEORGIA
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Burgin Hawkins, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2005.

Notary Public

My Commission Expires: 1-30-09

TONJA BARRON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

12321-BP