Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by:
Brenda R. Lehman
Attorney at Law, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

Davidson County DEEDWARR
Recvd: 06/03/05 15:57 3 pgs
Fees:18.00 Taxes:401.45
20050603-0063723

File No.: **2114-843066**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-sixth day of May, 2005**, by and between **Michael D. Hawkins, Trustee with full power to mortgage, transfer, contract and convey, without the necessity of joinder of any beneficiary**, parties of the first part, and **Gary F. Dillard and Thomas M. Cartwright**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. Q-302 TOGETHER WITH CARPORT DESIGNATED Q302-C ON THE PLAN OF RIVER PLANTATION SECTION 3, OF RECORD IN BOOK 4675, PAGE 75-77 AND AMENDED IN BOOK 4675, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY AND TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO THE RESTRICTIONS, EASEMENTS, LIENS AND OTHER MATTERS SET FORTH IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4784, PAGE 464, SAID REGISTER'S OFFICE, AND TO THE MATTERS SET FORTH IN THE REFERENCED CONDOMINIUM PLAN OF RECORD.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL D. HAWKINS TO MICHAEL D. HAWKINS, TRUSTEE AS RECORDED ON THE 21ST DAY OF NOVEMBER, 1995, IN BOOK 9865, PAGE 467 AND WARRANTY DEED FROM MELANIE H. LIPFORD BIGGS AND SPOUSE, RICHARD BIGGS TO MICHAEL D. HAWKINS, A SINGLE PERSON AS RECORDED ON THE 25TH DAY OF JULY, 1995 IN BOOK 9739, PAGE 335, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **142-05B 89.00 CO**

X Improved OR
Unimproved property located at: **8300 Sawyer Brown Road, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael D. Hawkins

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Hawkins, Trustee** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-sixth day of May, 2005.**

Notary Public

My Commission Expires: 9-23-08

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Owner's Name: **Gary F. Dillard and Thomas M. Cartwright**

and Address: **8300 Sawyer Brown Road**
Nashville, TN

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Mail tax bills to, (Person or Agency responsible for payment of taxes)

OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$108,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-sixth day of May, 2005.**

Notary Public

My Commission Expires: 8-14-05