WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-HR-05-5109

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Myers	Taylor, Bean, and Whittaker	
5109 Traceway Drive	(NAME) 1417 N. Magnolia Avenue	155-16A-198.00 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Ocala, FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RALPH G. HAWKINS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD R. MYERS AND WIFE, NOVA L. MYERS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 310 ON THE PLAN OF TRACESIDE SECTION SEVEN, AS OF RECORD IN PLAT BOOK 9700, PAGE 423, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RALPH G. HAWKINS BY WARRANTY DEED FROM ERIC T. KLINDT AND WIFE, REBECCA S. KLINDT, RECORDED ON THE 18TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020618-0073411, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Morgan L. Hawkins joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 423; Book 9435, page 493; Book 9677, pge 675; Book 9668, page 899; Book 9668, page 894; Instrument No. 200003290031451; Book 7900, page 705 and Book 10355, page 859, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5109 Traceway Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/01/05 15:28 3 pgs
Fees:18.00 Taxes:839.90

20051101-0132154

Witness my/our hand(s) this 19 day of October, 2005.

Ralph G. Hawkins

Province of MANITOBA

Personally appeared before me, the undersigned, a ~~Barrister & Solicitor~~ Notary Public in and for said Province, Ralph G. Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of October, 2005.

~~Barrister & Solicitor~~
Notary Public

(SEAL)

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Witness my/our hand(s) this 17 day of October, 2005.

Morgan L. Hawkins

Province of Alberta

Notary Public

Personally appeared before me, the undersigned, a ~~Barrister & Solicitor~~ in and for said Province, Morgan L. Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2005.

~~Barrister & Solicitor~~

Notary Public

(SEAL)

