This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050813

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694

Davidson County DEEDWARR
Recvd: 12/05/05 13:38 2 pg
Fees:13.00 Taxes:253.45

20051205-0145895

New Owner is:
Donald J. Hawk
321 Prince Ave.
Nashville, TN 37013

MAP: 71-08
PARCEL: 62.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles D. Dickens and wife, Joann R. Dickens**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald J. Hawk**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being the easterly 50 feet of Lot No. 55 on the Map of J. B. Haynies' Oriental Subdivision of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan references is hreby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Dickens and wife, Joann R. Dickens by Special Warranty Deed from Bankers Trust Company of California, NA, as owner Trustee under UCFC Home Equity Loan Owner Trust 1998-BA, by and through its attorney in fact EMC Mortgage Corporation dated July 25, 2003, recorded August 4, 2003, in Inst#200308040109739, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

J.D - C.D
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of November, 2005.

GRANTOR:

Charles Dickens

Charles D. Dickens

Joann R. Dickens

Joann R. Dickens

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles D. Dickens and Joann R. Dickens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of November, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $68,500.00.

Affiant

SWORN TO and subscribed before me this 28th day of November, 2005

Melissa L. Sanders
NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008