THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 12/05/05 14:36 2 pgs
Fees:13.00 Taxes:1838.90
20051205-0146053

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $497,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 2005.

Notary Public

My commission expires: 1/24/09

KIMBERLY A. POUCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Name and Address of New Owner:

Matthew and Linda Ayer Hawes
4314 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:

New Owner

Street Address of Subject Property:

4314 Sunnybrook Drive
Nashville, TN 37205

Map and Parcel:

130-3-35

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 Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GLADYS M. CAMPBELL,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **MATTHEW HAWES AND WIFE, LINDA AYER HAWES,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block 9 on the Plan of a Resubdivision of a part of Royal Oaks Subdivision, of record in Book 547, page 167, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gladys M. Campbell, unmarried, by Warranty Deed from Kenneth Edward Myrick and wife, Kristina Muth Myrick, of record in Book 11081, page 584, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County and Belle Meade City taxes and assessments for subsequent years, a lien, but not yet due and payable.

2. All matters shown on the plan of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement granted to the City of Belle Meade of record in Book 5799, page 533, Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 30th day of November, 2005.

Gladys M. Campbell
GLADYS M. CAMPBELL

BY: Janis J. Martin, her Attorney-in-Fact
JANIS J. MARTIN, her Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Janis J. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as Attorney-in-Fact for GLADYS M. CAMPBELL, as the free act and deed of the within named GLADYS M. CAMPBELL, said Specific Power of Attorney of record as Instrument No. 20051205-0146052, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires: June 7, 2008

F:\RUBYE\wd campbell to hawes.doc

BEN HABEGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY