This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

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

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Keith Hawes 606 Skyview Dr. Nashville, TN 37206	SAME	Map 94-02 Parcel No. 133.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney,** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Keith Hawes** (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of United Electric Railway Addition to Nashville, Tennessee, of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney by Warranty Deed from Melvin N. Burke of record as Instrument No. 20041001-0118383, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2006 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/02/06 15:37 2 pgs
Fees:13.00 Taxes:222.00
20060502-0050678

WITNESS as of the 27th day of April, 2006.

GRANTOR:

Kenneth Wayne Hackney, Sr.

Linda Darline Hackney

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, 27th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2006.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.