Davidson County DEEDWARR
Recvd: 05/31/06 09:01 2 pgs
Fees:13.00 Taxes:284.53

20060531-0063558

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $76,900.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2006.

Notary Public
My commission expires: 11-18-2009

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Carlos Hawkins	First Horizon Home Loans	058-11-0-176.00
527 Judd Drive	P.O. Box 809	
Nashville TN 37218	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Steven A. Aaron and wife, Sandra Y. Aaron, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Carlos Hawkins, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101A, Zone Lot Division of Lot No. 101, Royal Hills Section III, as of record in Book 6250, page 957, as amended in Book 6250, page 969, 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 Steven A. Aaron and wife, Sandra Y. Aaron by Deed of record in Book 8650, Page 767 recorded 6/12/1992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 058-11-0-176.00; (2) All matters shown on Plat recorded in Book 6250, page 957, as amended in Book 6250, page 969; (3) Restrictive Covenants of record in Book 4950, page 530, all of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 527 Judd Drive, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of May 2006.

Steven A. Aaron

Sandra Y. Aaron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. Aaron and Sandra Y. Aaron, the bargainor(s), 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 at Franklin, Tennessee, this 25th day of May 2006.

Notary Public

My Commission expires: 11-18-2009

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: TN2006050170