Davidson County DEEDWARR
Recvd: 06/02/06 15:50 2 pgs
Fees:13.00 Taxes:273.80

20060602-0065480

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$74,000.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30 DAY OF May, 2006.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andy Hawes<br>1910 Oakhill Drive<br>Nashville, TN 37206 | New Owner | Map 82-08<br>Parcel 260 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Sandra Starling, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Andy Hawes, married**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE FURTHER DESCRIBED AS FOLLOWS:

TRACT I: BEING LOT NO. 18 ON THE BEAZLEY SUBDIVISION OF THE VAUGHN TRACT, AS OF RECORD IN PLAN BOOK 2, PAGE, 105 CHANCERY COURT.

SAID LOT NO. 18 FRONTS 50 FEET ON THE EASTERLY SIDE OF HART STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SANDRA STARLING, A MARRIED WOMAN, BY DEED FROM HENLEY BLACK III, AND WIFE, CORINE BLACK, DATED MARCH 24, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000406-0034707, AND BY FINAL DECREE OF RECORD IN INSTRUMENT NUMBER 20030925-0142119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2, Page 105, Chancery Court for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 417 Hart Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 30 day of May, 2006.

Sandra Starling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandra Starling, unmarried, with whom I am personally acquainted, (or who 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, at office, this 30 day of May, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076