Davidson County DEEDWARR
Recvd: 06/29/06 10:45 2 pgs
Fees:13.00 Taxes:66.60
20060629-0077923

This instrument was prepared by:

OVERLAND TITLE CO., LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006060015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $18,000.00

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 26th day of June, 2006.

X _____
Affiant

Kathy J Byers
Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Victor S. Poole 100 Gayle Drive Old Hickory, TN 37138	New Owners	04313007800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gordon L. Hawkins, and wife, Donna L. Hawkins,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Victor S. Poole, and wife, Sharon R. Poole**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 and 48 of Block "B" on the Plan of Forrest Park Subdivision of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 47 and 48 adjoin and front together 37 feet on the north side of Maple Street and runs back 180 feet on the feet on the west line of Lot No. 47 and 156 feet 6 inches on the on the east line of Lot No. 48 to a dead line in the rear on which it measues 81 feet thereon.

Being part of the same property conveyed to Gordon L. Hawkins and wife, Donna L. Hawkins by deed from Janie Mae Jones Dedmon, a widow of record in Instrument No. 200502180018488, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.

2. Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **205 Maple Street, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 26th day of June, 2006.

Gordon L. Hawkins

Donna L. Hawkins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GORDON L. HAWKINS, and wife, DONNA L. HAWKINS, the bargainors, 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 26th day of June, 2006.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
9/19/09