Box 14-A
G-19849-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 09:12 5 pgs
Fees:28.00 Taxes:869.50

20060718-0086169

DEBORAH M. OWEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ 5/23/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Poynter (NAME)	First Franklin (NAME)	MAP 61-8
4701 Lovewood Drive (ADDRESS)	150.Allegheny Center Mall (ADDRESS)	PARCEL 87
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Pittsburgh, PA 15212 (CITY) (STATE) (ZIP)	

FOR AND 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, Devisees under the Will of G. Genevia Hawks, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Poynter, a single man

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, being Lot No. 24 on the Plan of McGaughey Heights, Section Three, as shown on plat of record in Plat Book 1835, Page 120, as amended in Book 9466, Page 618, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to G. Genevia Hawks, an unmarried person by Warranty Deed from Carolyn E. Buck Moore which deed is dated September 16, 1994 and recorded in Book 9473, Page 126, Register's Office for Davidson County, Tennessee. The said G. Genevia Hawks having since died on October 6, 2005 devising her Estate to the following parties: Margo Rolf; Joe E. Hawks, David Rolf, Cara Rolf, James Rolf, Peggy Vance and Lawanna Hudson. See Last Will and Testament, # 05P1931.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO owners certificate, notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of McGaughey Heights, Section Three of record in Plat Book 1835, Page 120, amended in Book 9466, Page 618, Register's Office for Davidson County, Tennessee, and further subject to Restrictive Covenants of record in Book 2044, Page 310, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4701 Lovewood Drive, Nashville, TN 37216
(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 this 14th day of July 2006

SEE ATTACHED PAGE FOR SIGNATURES OF GRANTORS

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 Margo Rolf, Individually and as Trustee of the Phinie Mae Hawks Living Trust

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Nashville, Tennessee, this 14th day of July, 2006.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

The following signatures are those of Grantors under attached Warranty Deed dated July 14, 2006 conveying real property known as 4701 Lovewood Drive, Nashville, TN 37216.

Margo Rolf
Margo Rolf, Devisee

Margo Rolf, Trustee
Margo Rolf, Trustee
of the Phinie Mae Hawks
Living Trust as to the
interest of Joe E. Hawks,
Devisee

David Rolf
David Rolf, Devisee

By: Margo Rolf
Margo Rolf
His Attorney-in-Fact

Cara Rolf McQuown
Cara Rolf McQuown, Devisee

By: Margo Rolf
Margo Rolf
Her Attorney-in-Fact

James A Rolf
James A. Rolf, Devisee

By: Margo Rolf
Margo Rolf
His Attorney-in-Fact

Peggy Vance
Peggy Vance, Devisee

By: Margo Rolf
Margo Rolf
Her Attorney-in-Fact

Lawanna Hudson
Lawanna Hudson, Devisee

By: Margo Rolf
Margo Rolf
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2006, before me personally appeared Margo Rolf, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Rolf, and acknowledged that she executed the same as the free act and deed of the said David Rolf.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of July, 2006.

My commission expires: 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2006, before me personally appeared Margo Rolf, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Rolf, and acknowledged that she executed the same as the free act and deed of the said James A. Rolf.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of July, 2006.

My commission expires: 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2006, before me personally appeared Margo Rolf, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cara Rolf McQuown, and acknowledged that she executed the same as the free act and deed of the said Cara Rolf McQuown.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of July, 2006.

My commission expires: 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2006, before me personally appeared Margo Rolf, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peggy Vance, and acknowledged that she executed the same as the free act and deed of the said Peggy Vance.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of July, 2006.

My commission expires: 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2006, before me personally appeared Margo Rolf, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lawanna Hudson, and acknowledged that she executed the same as the free act and deed of the said Lawanna Hudson.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of July, 2006.

My commission expires: 3/20/2010

Deanie L. Gregory
Notary Public

