Davidson County DEEDWARR
Recvd: 07/26/06 11:26 2 pgs
Fees:13.00 Taxes:647.13

20060726-0090161

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN02342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$364,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24th day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 5-22-2010

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Farrar Walther **706 Tobylynn Drive** **Nashville, TN 37211**		**161-06-0-115.00**

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,

Michael R. Hawkins , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Farrar Walther, 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, being Lot No. 196 on the Plan of Section Two, Huntington Park, of record in Book 4175, Page 108, Register's Office for said County.

SAID Lot No. 196, which is a corner lot, fronts 104.00 feet on the southeasterly margin of Huntington Ridge Road and fronts 81.59 feet on the northerly margin of Tobylynn Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 110.40 feet on the northerly line and 129.25 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Michael R. Hawkins, unmarried, by Warranty Deed from Warren Burd West, III, and wife, Barbara Jo West, dated November 29, 2001 and recorded December 4, 2001 in Instrument No. 20011204-0132663, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4393, Page 383, and The Plan of Record in Book 4175, Page 108, said Register's Office.

Unimproved ( )
This is improved (X) property known as **706 Tobylynn Drive, Nashville, TN 37211**

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 our hands this 24th day of July, 2006.

Michael R. Hawkins

Michael R. Hawkins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Michael R. Hawkins

the bargainor(s) with whom I am personally acquainted or 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 and official seal at Mt. Juliet, Tennessee, this 24th day of July, 2006.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006