Return to: First Title and Escrow Company, Inc.
File Number 25796 Box 9B

Davidson County DEEDWARR
Recvd: 09/08/06 11:59 2 pgs
Fees:13.00 Taxes:2238.50

20060908-0111403

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44850

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$605,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28th DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLES E. HAWKINS, JR. **5813 Robert E. Lee Drive** **Nashville, TN 37215**	First Bank 6110 Shallowford Road #2 Chattanooga, Tennessee 37421	**145-9-17** ~~**20540**~~

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, DONALD J. HILLENMEYER, JR., and wife, LUCIA HILLENMEYER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **CHARLES E. HAWKINS, JR., and wife, HOLLY HAWKINS**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Tyne Valley Estates Section 2, as of record in Plat Book 3300, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald J. Hillenmeyer, Jr., A Single Person, by deed from James A. Thomas and wife, Ellen D. Thomas of record in Book 11442, page 566, Register's Office for Davidson County, Tennessee. The said Donald J. Hillenmeyer, Jr., having since married, and his wife, Lucia Hillenmeyer, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This property is improved property known as 5813 Robert E. Lee Drive, Nashville, TN 37215

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 28th day of August, 2006.

DONALD J. HILLENMEYER, JR.

LUCIA HILLENMEYER
By: Donald J. Hillenmeyer, Jr.
Attorney-in-Fact

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 DONALD J. HILLENMEYER, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28TH day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TE NNESSEE)

COUNTY OF DAVIDSON)

On this the 28th day of August, 2006, before me personally appeared DONALD J. HILLENMEYER, JR., to me known to be the person who executed the foregoing instrument in behalf of LUCIA HILLENMEYER, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said LUCIA HILLENMEYER, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.