03

Realty Title
Box 48-D

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2007.

Notary Public
My commission expires:

03-0612-34319

Address of New Owner:	Send Tax Bills to:	Tax Information
K.W.I., Inc. P.O. Box 40877 Nashville, TN 37204	New Owner	117-04-0 384.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William D. Hawley, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to K.W.I., Inc., hereinafter called the Grantees, their successors 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. 63 and the westerly 5 feet of Lot No. 64, on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County.

Said Lot No. 63 and part of said Lot No. 64 fronts together 55 feet on the northerly side of Primrose Avenue and extends between parallel line 160 feet to an alley.

Being the same property conveyed to Paula H. Hawley, and husband, William D. Hawley, Jr. by deed from Joan M. Cook, a single person, dated 08-31-94, recorded 09-02-94, of record in Book 9455, Page 665, Register's Office for Davidson County, Tennessee. Paula H. Hawley conveyed her interest in subject property to William D. Hawley, Jr. by quitclaim deed of record in Instrument No. 20041206-0145040, Register's Office for Davidson County, Tennessee. Paula H. Hawley and William D. Hawley, Jr. having since divorced.

Toni Hawley, wife of William D. Hawley, Jr., hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1702 Primrose Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

Davidson County DEEDWARR
Recvd: 01/17/07 14:18 2 pgs
Fees:13.00 Taxes:2127.50
20070117-0006938

WITNESS my hand this 12th day of January, 2007.

William D. Hawley, Jr.

Toni Hawley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Hawley, Jr. and Toni Hawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of January, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09