20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 11:46 3 pgs
Fees:18.00 Taxes:444.00

20070305-0026734

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 212, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio Molina (NAME)	JPMorgan Chase Bank, N.A. (NAME)	MAP 61-10
1102 Riverwood Drive (ADDRESS)	1111 Polaris PKWY (ADDRESS)	PARCEL 127
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbus, OH 43240 (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, Ruth Hawkins, unmarried

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

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. 23 on the Map of Maplewood Heights, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 100 feet on the Easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right of way of the Louisville and Nashville Railway.

Being part of the same property conveyed to William E. Hawkins and wife, Ruth Hawkins by Warranty Deed dated July 1, 1973, from Thomas H. Looney, Executor, of record in Book 4949, Page 636, Register's Office for Davidson County, Tennessee. The said William E. Hawkins having since died

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to Thomas H. Looney and wife, Wanda R. Looney by Warraty Deed dated April 1, 1977, from William E. Hawkins and wife, Ruth Hawkins, of record in Book 5130, Page 347, Register's Office for Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being the Northerly 20 feet of Lot No. 23 on the Map of Maplewood Heights, as of record in Book 547, Pages 77 and 78,

CONTINUED

This is improved (X) property, known as 3873 Saunders Avenue, Nashville, TN 37216 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 23rd day of February, 2007

Ruth Hawkins

Ruth Hawkins

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

SAID parcel herein conveyed fronts 20 feet on the Easterly side of Saunders Avenue and run back between parallel lines 300 feet to the right-of-way of the Louisville & Nashville Railroad on which right-of-way measures 20 feet.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

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 Ruth Hawkins, unmarried

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 Goodlettsville, Tennessee, this 23rd day of February, 2007.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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