WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 15:55 2 pgs
Fees:13.00 Taxes:2793.50
20070305-0027183

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$755,000.00.**

Julie A. Adams
Affiant

Subscribed and sworn to before me, this the 28th day of February, 2007.

Kate Rosenthal
Notary Public

My commission expires:

KATE ROSENTHAL (AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles E. Greer **Kristen W. Greer**	New Owners.	**Map 103-16, Parcel 096.00**
3828 Whitland Avenue		
Nashville, TN 37205		MY COMMISSION EXPIRES NOV 22 2010

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,

William H. Hawkins and wife, Elizabeth R. Hawkins

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

Charles E. Greer and wife, Kristen W. Greer

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 part of Lot Nos. 9 and 10 of Block "D" on the Plan of The Whitland Realty Company's Subdivision, of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William H. Hawkins and wife, Elizabeth R. Hawkins by Deed from Timothy McDougall and wife, Laurie McDougall, of record in Book 9898, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **3828 Whitland Avenue, Nashville, TN 37205**

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/our hand(s) this **28th** day of **February, 2007.**

William H. Hawkins

Elizabeth R. Hawkins

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 **William H. Hawkins and Elizabeth R. Hawkins ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2007.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09