Davidson County DEEDWARR
Recvd: 06/18/07 14:12 3 pgs
Fees:18.00 Taxes:1126.65
20070618-0072677

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007060026

STATE OF TENNESSEE/
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $304,500.00

Sworn to and subscribed before me this 15th day of June, 2007.

JOY NOVAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Affiant

Notary Public

Address of New Owner:
Christopher Strand
1331 Pawnee Trail
Madison, TN 37115

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Center Drive, Suite 400
Franklin, TN 37067

Map-Parcel Numbers:
53-14-95.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha Ann Hawkins, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Strand and Stephanie Strand**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Tract No. 1: Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, said Register's Office.

Tract No. 2: Land in Davidson County, Tennessee, being Lot 2-A on the unrecorded Map of Nawakwa Hills River Front Section, being a subdivision of the northeasterly part of a 29.79 acre tract in the original plan of Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August 1945, as follows:

Beginning at a white oak at the northwest corner of Broadway of Nawakwa, said point being the southeasterly corner of Lot No. 3-A on said plan; thence north 65 degrees east 380 feet to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland

River south 42 degrees east 680 feet; thence south 10 degrees west 100 feet to the northeastern boundary line of the Nawakwa Hills Subdivision, a plan of which is of record in Book 843, Pages 36 and 37, Register's Office for said County; thence with said boundary line North 54 degrees 30 minutes west 600 feet to the northeast corner of Lot No. 1-A on said Nawakwa Hills River Front Section; thence with the northern boundary line of said Lot No. 1-A northwesterly 230 feet, more or less, to the northeast corner of said Broadway of Nawakwa; thence with the northern boundary line of said Broadway of Nawakwa, northwesterly 75 feet to the beginning. Description is the same as in the previous deed of record.

Being the same property conveyed to Ben M. Hawkins, Jr. and Martha Ann Hawkins, husband and wife by Warranty Deed from Herbert H. Zidank and Linda C. Zidank, not married, recorded on the 22nd day of November, 1993 in Book 9160, Page 176, in the Register's Office of Davidson County, Tennessee. Ben Hawkins having since died and leaving Martha Ann Hawkins as surviving Tenant by the Entirety.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

This is improved property known as **1331 Pawnee Trail, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 2007

Martha Ann Hawkins

_____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Martha Ann Hawkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

Notary Public

