# WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$203,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2007.

Notary Public

My commission expires: May 3, 2009

(AFFIX SEAL)

ALISON L. RUTLEDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

**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 |
|---|---|---|
| **Joel R. Hawkins**<br>**Martha Ann Hawkins** | Countrywide Home Loans | **Map 147-06 Parcel 024** |
| **204 Wauford Drive** | 801 Crescent Centre Drive, Suite 510 | |
| **Nashville, TN 37211** | Franklin, TN 37067 | |

Davidson County DEEDWARR
Recvd: 06/26/07 14:48 2 pgs
Fees:13.00 Taxes:751.10
20070626-0076387

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,

**Diane M. Roseberry, unmarried**

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

**Joel R. Hawkins and wife, Martha Ann Hawkins**

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. 113 , on the Plan of Caldwell Hall, Section One, Revised, of record in Plat Book 2900, page(s) 57-59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Diane M. Roseberry, unmarried, by Deed from Aileen G. Edmondson, unmarried, of record in Book 9102, Page 9, 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: **204 Wauford Drive, Nashville, TN 37211**

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 **25th** day of **June, 2007.**

Diane M. Roseberry

**Diane M. Roseberry**

**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 **Diane M. Roseberry, unmarried ,** 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 **25th** day of **June, 2007.**

**Notary Public**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 11-19-08