Davidson County DEEDWARR
Recvd: 07/13/07 14:21 2 pgs
Fees:13.00 Taxes:499.87

20070713-0083840

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$135,100.00** (One Hundred Thirty Five Thousand One Hundred).

AFFIANT

Subscribed to and sworn before me this 9th day of July, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARIAL SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Robert C. Wilkins Jr.<br>126 Rhine Drive<br>Madison,Tennessee 37115 | Countrywide Home Loans, Inc.<br>3011 Armory Drive, Suite 120<br>Nashville, Tennessee 37204 | **042-14-0-020.00** |

# WARRANTY DEED

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, I/WE, **CHARLES E. HACKNEY AND WIFE FRANCES A. HACKNEY**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT C. WILKINS JR, A MARRIED MAN.**, HEREINAFTER CALLED THE **GRANTEE(S),** 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. 80, on the Plan of Sherry Heights Section III, as shown on plat of record in Plat Book 2331, page 126 and 127, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 103.0 feet on the westerly margin of Rhine Drive and runs back between lines 361.1 feet on the northerly line an d390.0 feet on the southerly line, to a dead line in the rear measuring 141.0 feet on said dead line.

Being the same property conveyed to Charles E. Hackney and wife, Frances A. Hackney by Deed of record in Book 3347, Page 571, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**126 RHINE DR**<br>**MADISON,TN37115** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this 9th day of July, 2007

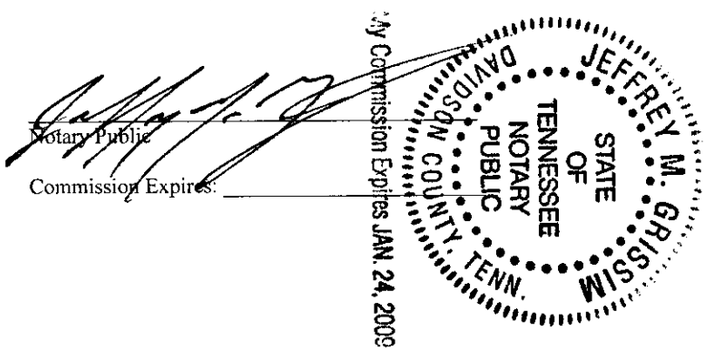
**Charles E. Hackney**

**Frances A. Hackney**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 9th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles E. Hackney and Frances A. Hackney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of July, 2007.




Notary Public

Commission Expires: _____