RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45450 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/07 15:46 2 pgs
Fees:13.00 Taxes:750.39

20070919-0112336

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$202,809.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Lee and Matthew R. Chance	S A M E	83-5-396
147 Cottonwood Drive		
Franklin, TN 37069		

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,

Keith A. Hawes

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

Jeffrey A. Lee and Matthew R. Chance

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:

Being part of Lot No. 8 on the plan of Subdivision of the C. F. Ordway Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee, described according to a map thereof made July 24, 1920, by Erie Drake, County Surveyor, as follows:

Beginning on the northerly margin of Stratton Avenue at a point 245.7 feet west of the westerly margin of North 15th Street; thence northwardly 173 feet, more or less, to the southerly margin of an alley at a point 246.5 feet west of the westerly margin of said North 15th Street, thence with said alley, westwardly 48 feet, thence southwardly 174 feet, more or less, to the northerly margin of Stratton Avenue, thence with said Avenue, eastwardly 48 feet to the beginning.

Being the same property conveyed to Keith A. Hawes by Warranty Deed from Noble Properties, Inc. of record in Instrument No.: 20070521-0060327, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1413 Stratton Avenue, Units A,B,C,D, Nashville, TN 37206

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 14th day of September, 2007

Keith A. Hawes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Keith A. Hawes, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires