Return to ?

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007080090

Davidson County DEEDWARR
Recvd: 09/20/07 09:40 3 pgs
Fees:18.00 Taxes:55.50
20070920-0112493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $15,000.00

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 18th day of September, 2007.

Gordon L Hawkins
Affiant

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gordon L. Hawkins 101 Karen Wayne Drive Old Hickory, TN 37138	New Owner	05312026100

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ferrell Realty, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gordon L. Hawkins and wife, Donna L. Hawkins**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, of the RESUBDIVISION OF LOTS NO. 22, 23, AND 24, BLOCK 'C', C. S. SLIGER PROPERTY, as shown on plat of record in Plat Book 9700, Page 626, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

Being part of the same property conveyed to C. S. Sliger by warranty deed from James C. Evans and wife, Harriet Evans, of record in Book 1710, Page 409, Register's Office for Davidson County, Tennessee. The said C. S. Sliger having since died devising the property to Claude Ferrell a/k/a Claude L. Ferrell, Jr., Laura Beard a/k/a Laura Ferrell Beard, Bill Ferrell, Pauline Ferrell a/k/a Pauline Ruth Sliger Ferrell a/k/a Pauline R. Ferrell, and Paul Ferrell a/k/a Paul Melvin Ferrell, No. 75417, Probate Court for Davidson County, Tennessee. The said Pauline Ferrell a/k/a Pauline Ruth Sliger Ferrell a/k/a Pauline R. Ferrell having since died devising all her interest in the property to Laura May Beard a/k/a Laura Beard a/k/a Laura Ferrell Beard, Claude Lee Ferrell, Jr., a/k/a Claude Ferrell a/k/a Claude L. Ferrell, Jr., Paul Melvin Ferrell a/k/a Paul Ferrell, and William C. Ferrell a/k/a Bill Ferrell, No. 97P350, Probate Court for Davidson County, Tennessee. Paul Melvin Ferrell a/k/a Paul Ferrell a/k/a Paul M. Ferrell, Claude L. Ferrell Jr., a/k/a Claude Lee Ferrell, Jr., a/k/a Claude Ferrell, Laura M. Beard a/k/a Laura May Beard, a/k/a Laura Beard a/k/a Laura Ferrell Beard, and William C. Ferrell a/k/a Bill Ferrell having since conveyed their interests in the property to Ferrell Realty, LLC, by quitclaim deed of record in Book 11722, Page 416, Register's Office for Davidson County, Tennessee. Claude L. Ferrell, Jr., Member, is authorized to execute instruments for the transfer of real property pursuant to the Articles of Organization of Ferrell Realty, LLC, and Tenn. Code Ann. § 48-238-101(b).

This conveyance is made subject to: Plan of record in Plat Book 9700, Page 626, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____ Grantor __X__ Grantee.

This is improved property known as **138 Hamblen Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees 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 itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of September, 2007

Ferrell Realty, LLC

BY: _____

Claude L. Ferrell, Jr., Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **CLAUDE L. FERRELL, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **MEMBER** of **FERRELL REALTY, LLC**, the within named bargainor, a limited liability company, and that he as such MEMBER, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **MEMBER**.

Witness my hand and seal, this 18th day of September, 2007.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY