This Instrument Was Prepared By:
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Davidson County DEEDWARR
Recvd: 11/01/07 15:29 3 pgs
Fees:18.00 Taxes:1110.00
20071101-0129131

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Tim Hoots and Chris Marchetti		**Map-Par. 115-8-26**
6209 Vosswood Drive	**Same**	
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rowland S. Hawkins** (the "Grantor"), an unmarried man, has bargained and sold, and by these presents does transfer and convey unto **Tim Hoots and Chris Marchetti,** as tenants in common, (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land situated within the Davidson County, Tennessee, and being more particularly described as follows.

LAND in Davidson County, Tennessee, being part of the Church Property as shown on Plan of Brookmeade, Section IV, of record in Book 2133, Page 93, Register's Office for said County, and described as follows:

Beginning at a monument in the North right-of-way of Bresslyn Road at a point 1096.43 feet from the West right-of-way of Davidson Road; said monument being also a corner of the Moore Lot; thence, with Moore's line North 55 degrees 15 minutes East 340 feet to a concrete monument in the corner of Harvey; thence with Haury's line South 34 degrees 45 minutes East 155 feet to an iron pin, a corner of Brookmeade Church; thence with the church's line South 55 degrees 15 minutes West 336.69 feet to an iron pin in the North right-of-way of Bresslyn Road; thence, with the North right-of-way of Bresslyn 55.01 feet to an arc of a curve having a radius of 913.6 feet to an iron pin; thence, continuing with the North right-of-way of Bresslyn Road North 34 degrees 45 minutes West 100 feet to the beginning, containing 1.204 acres, more or less.

Being the same property conveyed to Rowland S. Hawkins, by deed dated September 17, 1996 from Valerie K. Hawkins, of record in Book 10210, page 555, in the Register's Office for Davidson County, Tennessee

This is improved property, known as 722 Bresslyn Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantees their heirs, successors and assigns forever, all of his right, title and interest in and to said property, and does hereby covenant to and with Grantees, their heirs, successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same by, through or under Grantor, but not otherwise subject to all matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 31st day of October, 2007.

Rowland S. Hawkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforementioned, personally appeared Rowland S. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC

My Commission Expires:

{00228787.1}

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $300,000.00.

Affiant

Subscribed and sworn to before me,
this 31st day of October, 2007.

Notary Public

My Commission Expires:
9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY