THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27250-12-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $618,000.00. Judy Clark Affiant Subscribed and sworn to before me this ~~27th~~ 28th day of December, 2007. J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas L. Seidner, Mary D. Seidner 5813 Robert E. Lee Drive Nashville, TN 37215	USAAFederal Savings Bank 9800 Fredericksburg Rd. San Antonio, TX 78288	Map and Parcel No.:14509001700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles E. Hawkins, Jr. and wife, Holly Hawkins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas L. Seidner and wife, Mary D. Seidner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5813 Robert E. Lee Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 on the ~~27th~~ 28th day of December, 2007.

Charles E. Hawkins, Jr. by Holly Hawkins AIF
Charles E. Hawkins, Jr.
By Holly Hawkins, as his Attorney in Fact

Holly Hawkins
Holly Hawkins

Davidson County DEEDWARR
Recvd: 01/07/08 15:12 2 pgs
Fees:13.00 Taxes:2286.60
20080107-0001965

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Holly Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~27th~~ 28th day of December, 2007.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires:

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Holly Hawkins, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charles E. Hawkins, Jr. as his Attorney-In-Fact, and as the free act and deed of the within named Charles E. Hawkins, Jr..

Witness my hand and official seal, at office in Nashville, Tennessee, this ~~27th~~ 28th day of December, 2007.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Tyne Valley Estates, Section 2 as of record in Plat Book 3300, page 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles E. Hawkins, Jr. and wife, Holly Hawkins by deed dated August 28, 2006 from Donald J. Hillenmeyer, Jr. and wife, Lucia Hillenmeyer of record in Instrument No. 20060908-0111403, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 3300, page 72, Register's Office for Davidson County, Tennessee.