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Davidson County DEEDWARR
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Fees:13.00 Taxes:271.95

20080402-0033364

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2008, by and between John M Humphrey and wife, April E Humphrey, and Paul Matthew Sneed, unmarried, parties of the first part, and Pompey L Hawkins and Demica D Hawkins, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 33, Lot No. 37 on the Plan of Quail Valley, Section 4, Phase VII, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to John M. Humphrey, April E. Humphrey and Paul Matthew Sneed by virtue of deed dated March 5, 1996 and recorded at Book 9972, Page 843 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6058, Page 828; Book 5884, Page 534 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John M Humphrey

April E Humphrey by Paul M Sneed
Attorney In Fact
ATTORNEY IN FACT.

Paul Matthew Sneed

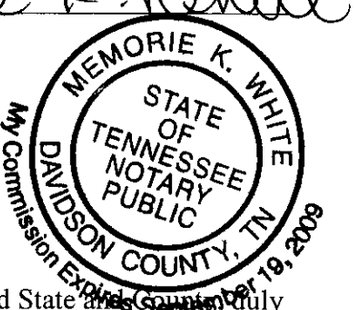
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified John M Humphrey and Paul M Sneed, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Paul M Sneed, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument in behalf of April E Humphrey, and who acknowledged that he executed the same as the free act and deed of said April E Humphrey.

WITNESS my hand and official seal at office this 31st day of March, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address:	Pompey L Hawkins and Demica D Hawkins
Tax Parcel No	108120 A 03300CO
Property Address:	3308 Quail View Drive Nashville, TN 37214

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

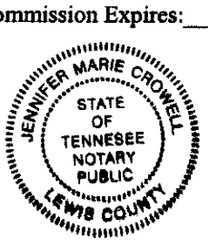
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $73,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rhonda Bates
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2008.

Jennifer Marie Crowell
Notary Public

My Commission Expires:_____



Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010