This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/18/08 08:08 4 pgs
Fees:23.00 Taxes:314.50
20080418-0039235

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Charles D. Hawks 912 W. Eastland Avenue Nashville, TN 37206	IndyMac Bank 190 Technology Pkwy. Ste. 100 Norcross, GA 30092	**Map** 82-8 **Parcel No.** 126.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jo Ann Bunch and Ila Bunch**, being the sole heirs at law of Will H. Bunch, deceased (herein referred to as "Grantor"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Charles D. Hawks,** unmarried (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 in James R. Love's Subdivision of Masengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 43 feet on the south side of West Eastland Avenue, formerly Cleveland Street, and extends back between parallel lines, 214 feet, more or less, to an alley.

Included above, but specifically excluding from this description is that portion of the property conveyed to The Nashville Housing Authority, as described in a deed from Mary Horan, a widow, of record in Book 3610, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Will H. Bunch and wife, Dorothy E. Bunch by deed dated December 10, 1965, from M. L. Randall, of record in Book 3968, page 249, Register's Office for Davidson County, Tennessee. Dorothy E. Bunch predeceased Will H. Bunch, on November 1, 2007. Jo Ann Bunch and Ila Bunch are the soles heirs at law of

Will H. Bunch as evidenced by that Affidavit of Heirship of record in Instrument No. 20080418-0039234, Register's Office for Davidson County, Tennessee, and are further authorized to make this conveyance pursuant to that Agreed Order Granting Debtors' Expedited Motion To Sell Real Estate, Approve Real Estate Commission, Payoff Chapter 13 Plan of Will H. Bunch, and Approve Distribution of Sale Proceeds to Jo Ann Bunch, Case No. 07-03455 and Case No. 037-00107, entered March 10, 2008, in the United States Bankruptcy Court For the Middle District of Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 16th day of April, 2008.

GRANTORS:

Jo Ann Bunch

Jo Ann Bunch

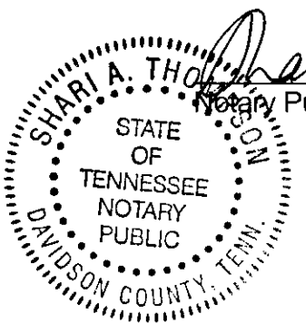
Ila M. Bunch

Ila Bunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jo Ann Bunch, 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 and official seal, this the 16th day of April, 2008.



Notary Public

My Commission Expires:

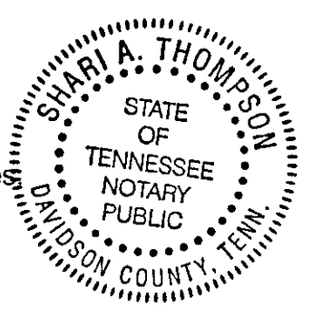
3-21-09

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ila Bunch, 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 and official seal, this the 16th day of April, 2008.



Notary Public

My Commission Expires:

3-21-09

(SEAL)

This is improved property known as 912 West Eastland Avenue, Nashville, TN 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, 16th day of April, 2008.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.