Davidson County DEEDWARR
Recvd: 04/29/08 13:11 2 pgs
Fees:13.00 Taxes:442.15
20080429-0043646

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008040019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $119,500.00

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 25th day of April, 2008.

Tonia Brown
Affiant

Kathy J Byers
Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:

Tonia Brown
138 Hamblen Avenue
Old Hickory, TN 37138

Send Tax Bills to:

Countrywide Bank, FSB
P. O. Box 660694
Dallas, TX 75266-0694

Map-Parcel Numbers:

053-12 261.00

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gordon L. Hawkins and wife, Donna L. Hawkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tonia Brown** , 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 the same property conveyed to Gordon L. Hawkins and wife, Donna L. Hawkins, by Warranty Deed from Ferrell Realty, LLC, recorded on the 20th day of September, 2007 in Instrument No. 20070920-0112493, Register's Office for Davidson County, Tennessee.

Prior Deeds of Record:

Quitclaim Deed from Paul M. Ferrell, Claude L. Ferrell, Jr., Laura M. Beard and William C. Ferrell, Heirs at Law of C.S. Sliger, C.L. Ferrell and Pauline R. Ferrell to Ferrell Realty, LLC as recorded on the 29th day of October, 1999 in Book 11722, Page 416 and part of Warranty Deed from James C. Evans and wife, Harriett Evans to C. S. Sliger as recorded on the 17th day of March, 1949 in Book 1710, Page 409, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

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 Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee 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 himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of April, 2008

Gordon L. Hawkins

Donna L. Hawkins

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Gordon L. Hawkins and Donna L. Hawkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2008.

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY