This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008050018

Davidson County DEEDWARR
Recvd: 05/14/08 10:05 2 pgs
Fees:13.00 Taxes:203.50

20080514-0049439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$55,000.00**

Sworn to and subscribed before me this 13th day of May, 2008.

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gordon L. Hawkins 101 Karen Wayne Drive Old Hickory, TN 37138	New Owner	07216021100

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W. D. Hall and wife, Sue L. Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gordon L. Hawkins and wife, Donna L. Hawkins**, 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. 46, on the Plan of PORTER HEIGHTS, PART 2, of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed of record.

Being the same property conveyed to W. D. Hall and wife, Sue L. Hall, by Trustee's Deed from Wm. G. Wilkinson, Trustee, recorded on the 6th day of March, 2008 in Instrument No. 20080306-0022382, in the Register's Office of Davidson County, Tennessee. **Notice of foreclosure was timely received by the Internal Revenue Service, Technical Services, James M. Kelley, Technical Advisor, 801 Broadway, Room 285, MDP 53, Nashville, TN 37203, on January 25, 2008.**

This conveyance is made subject to: All matters shown on the Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee; 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 Grantee.

This is improved property known as **1508 Hayden Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of May, 2008.

W. D. Hall

Sue L. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **W. D. Hall and Sue L. Hall**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY