Davidson County DEEDWARR
Recvd: 05/14/08 10:22 2 pgs
Fees:13.00 Taxes:962.00

20080514-0049456

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Jane D. Hines
Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-HS-08-6784

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane D. Hines	Jane D. Hines	
6784 Gower Road	(NAME) P.O. Box 50832 ~~6784 Gower Road~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37~~209~~ 37205	101-174
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER V. HAWKINS AND STEPHANIE R. HAWKINS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANE D. HINES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL AND COMPANY, P.C., DATED DECEMBER 01, 1987, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF GOWER ROAD, 1200 FEET WEST OF RIVER ROAD; THENCE FOLLOWING GOWER ROAD AROUND A CURVE TO THE WEST, 396.48 FEET TO A POINT; THENCE NORTH 52 DEGREES 46 MINUTES 50 SECONDS WEST 429.91 FEET TO A POINT; THENCE NORTH 58 DEGREES 47 MINUTES 12 SECONDS EAST 233.35 FEET TO A POINT; THENCE NORTH 45 DEGREES 16 MINUTES 19 SECONDS WEST 354.21 FEET TO A POINT; THENCE NORTH 44 DEGREES 43 MINUTES 41 SECONDS EAST 218.03 FEET TO A POINT; THENCE SOUTH 45 DEGREES 16 MINUTES 19 SECONDS EAST 651.50 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER V. HAWKINS AND STEPHANIE R. HAWKINS, HUSBAND AND WIFE BY WARRANTY DEED FROM JAMES R. HINCHMAN AND WIFE, GLENDA P. HINCHMAN, RECORDED ON THE 11TH DAY OF JULY, 2000 IN INSTRUMENT NO. 20000711-0068524, IN THE REGISTER
'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6784 Gower Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of May, 2008.

Christopher V. Hawkins

Christopher V. Hawkins

Stephanie R. Hawkins

Stephanie R. Hawkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher V. Hawkins and Stephanie R. Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2008.

Laura Mitchell

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903