Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2008.

Notary Public
My commission expires: 05/31/2011

Davidson County DEEDWARR
Recvd: 07/14/08 13:13 2 pgs
Fees:13.00 Taxes:259.00
20080714-0072035

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

08-0806-91253

Address of New Owner:	Send Tax Bills to:	Tax Information
Allison M. Dawkins	Allison M. Dawkins	081-15-0-044.00
1419 22nd Ave North	1419 22nd Ave. North	
Nashville TN 37218	Nashville TN 37218	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah Anne Mayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allison M. Dawkins and Betty S. Dawkins, as tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of S.A. Champion's Subdivision of Lot No.s 85, etc., in the Harding Plan, of record in Plat Book 161, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Mayes and wife, Anne Helen Galloway Mayes by deed from Rosa Lathan, Roxie McEwen and Johnnie L. Johnson, dated March 18, 1969, recorded March 25, 1969, of record in Book 4320, Page 133, Register's Office for Davidson County, Tennessee. The said William A. Mayes having since died.

Further being part of the same property conveyed to Anne Helen Galloway Mayes, a life estate and Sarah Anne Mayes by Quitclaim Deed from Anne Helen Galloway Mayes, dated December 21, 2004, recorded January 26, 2005, of record in Instrument No. 20050126-0009586, Register's Office for Davidson County, Tennessee. For additional information regarding the estate of Anne Helen Galloway Mayes, see Affidavit of Heirship of record in Instrument No. 20060728-0091282, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1419 22nd Ave North, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 hand this 1 day of July, 2008.

Sarah Anne Mayes

Sarah Anne Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Anne Mayes and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in GOODLETTSVILLE, TN, this 1ST day of July, 2008.

Karen McCalla

State of Tennessee at Large

My Commission expires: 05/31/2011

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN