Davidson County DEEDWARR
Recvd: 09/03/08 09:43 2 pg
Fees:13.00 Taxes:730.75
20080903-0090021

Warranty Deed

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $197,500.00 Affiant Subscribed and sworn to before me, this the 21st day of August, 2008. Notary Public My commission expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John A. Hawkins	New Owner	083-130
1415 Russell Street		281.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE WEITZEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. HAWKINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 50 on the Plan of Block E, Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Weitzel by deed from Thomas Wilson of record as Instrument No. 20050607-0065154, in the Register's Office for Davidson County, Tennessee, dated May 27, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1415 Russell Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of August, 2008.

Katherine Weitzel by Starrlene Cole as ATTORNEY-IN-FACT
Katherine Weitzel, signed by Starrlene Cole,
her attorney-in-fact

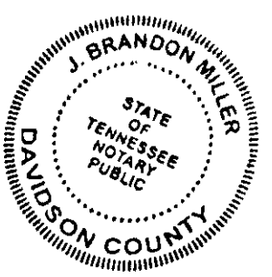
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2008, before me personally appeared Starrlene Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katherine Weitzel as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Katherine Weitzel.

Witness my hand and seal this 21st day of August, 2008.

J Brandon Miller
Notary Public

My Commission Expires: November 22, 2010



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212