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Davidson County DEEDWARR
Recvd: 11/05/08 10:19 2 pg:
Fees:13.00 Taxes:501.35
20081105-0109939

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#670

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Erin L. Mathews	Franklin Am. Mtg Co	Map 149-05-0-
2302 Rader Ridge Road	501 Corp Center Dr #103	Parcel 185.00
Antioch, TN 37013	Franklin TN 37067	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brian S. Hawes and wife, Kris L. Hawes,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Erin L. Mathews, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Pebble Trace, Section 1, of record in Plat Book 6900, page 34, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian S. Hawes and wife, Kris L. Hawes by warranty deed dated March 20, 2002 from Lubie W. Treas and wife, Daytha D. Treas of record in Instrument No. 20020325-0035782, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions and Charter of record in Book 7409, Page 901 and in Book 7423, page 825, said Register's Office.**
3. **Easement of record in Book 7453, page 442, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 6900, page 34, said Register's Office.**

This is improved property commonly known as **2302 Rader Ridge Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $135,500.00.

Affiant

Subscribed and sworn to before me this 28 day of October, 2008.

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28 day of **October, 2008**.

Brian S. Hawes **Kris L. Hawes**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian S. Hawes and Kris L. Hawes**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 28 day of **October, 2008.**

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011