BILL GARRETT, Davidson County
Trans:T20090020556 DEEDWARR
Recvd: 03/30/09 09:36 2 pgs
Fees:13.00 Taxes:832.50
20090330-0028107

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Alison L Russell
Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2009.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2009

WARRANTY DEED

P-09-3205

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Hawkenson	Bank of America	
3205 Cobble Street	(NAME) 9000 Southside Blvd, Ste 600	172-12-0B-183.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERN FROSS AND IVA FROSS, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL HAWKENSON AND WIFE HELEN HAWKENSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Described property located in Davidson County, Tennessee, to-wit: Lot Number 283 on the Plan of Bradford Hills, Section 11, of record in Book 7900 page 6, amended in Book 7900 Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to LaVern Fross and Iva Fross, by Substitute Trustee's Deed dated July 11, 2005 of record in Instrument # 20050719-0083781, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3205 Cobble Street, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 27th day of March, 2009.

LaVern Fross

Iva Fross

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaVern Fross and Iva Fross, husband and wife the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2009.

Notary Public

My Commission Expires:

(SEAL) 5/8/2012

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800