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214 Centerview Dr, Ste 101
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Trans:T20090022546 DEEDWARR
Recvd: 04/06/09 08:58 1 pgs
Fees:13.00 Taxes:551.30
20090406-0030946

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2009.

(Affix Seal) Notary Public

My Commission Expires:

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Preparer's File #-09B0292

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
TEN CADILLAC DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Walter Hawkins 513 Cornet Drive Nashville, Tennessee 37217	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	120-13-26

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LARRY KEVIN DUNN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF NILA JEAN DUNN, DECEASED, AND CAROLYN JUNE CRAWFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WALTER V. HAWKINS**, married, hereinafter called the Grantee, HIS heirs, successors, 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, being Lot No. 24 on the Plan of Section I Dureywood Acres, as of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 24 fronts 310.2 feet on the northeasterly side of Cornet Drive along a curve in said Drive, and runs back between converging lines 230 feet onthe northwesterly line and 223.5 feet ib tge easterlky line to a point in the rear.

Being the same property conveyed to J. M. Dunn and wife, Jean A. Dunn, by Frank R. Foster and wife, Gladys C. Foster, by Warranty Deed of record at Book 2543, page 179, dated 6/20/1956 Davidson County Register of Deeds. The said to J. M. Dunn and wife, Jean A. Dunn, are both deceased, J. M. Dunn having predeceased Jean A. Dunn. Title is currently vested in Larry Kevin Dunn and Carolyn June Crawford, by Last Will and Testament of Nila Jean Dunn; see "IN THE ESTATE OF: Nila Jean Dunn, Deceased", Davidson County, Tennessee, Circuit Court, Seventh Circuit, Probate Division, Case No. 07P-958. Nila Jean Dunn and Jean A. Dunn are one and the same person, now deceased.

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

( ) unimproved
This is (X) improved property known as **513 Cornet Drive, Nashville, Tennessee 37217**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27**th** day of **March, 2009**:

KEVIN DUNN, INDIVIDUALLY

KEVIN DUNN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF NILA JEAN DUNN, DECEASED

CAROLYN JUNE CRAWFORD

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 **KEVIN DUNN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF NILA JEAN DUNN, DECEASED AND CAROLYN JUNE CRAWFORD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27th day of March, 2009.

Notary Public

My Commission Expires: 6/29/2010