

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,350.00
Chad Hawkins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2009.
Donna C. Pirkle
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad W. Hawkins 412 Chadwell Drive Nashville, TN 37115	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 51.04 Parcel 34

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William Arthur Conn, Jr., married, Malia Conn Stanton, married and Lisa Lynnette Conn Bennett, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Chad W. Hawkins, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 28 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Chadwell Drive and runs back 224.2 feet on the easterly line and 229.4 feet on the westerly line, to a dead line, measuring 60.22 feet thereon.

Being the same property conveyed to William A. Conn and wife, Barbara Owen Conn by deed from C. E. Corlew and wife, Helen S. Corlew dated January 9, 1952 of record in Book 2032, Page 583, Register's Office for Davidson County, Tennessee. William A. Conn died March 5, 2005, leaving Barbara Owen Conn as surviving tenant by the entirety. Barbara Owen Conn died June 22, 2007. Property now vests in William A. Conn, Jr., Maila Conn Stanton and Lisa Lynnette Conn Bennett as devisees under the Will of Barbara Owen Conn, Docket Number 07P1236, of record in Instrument Number 20080122-0006487, said Register's Office.

This property is not nor has ever been the principal residence of the spouses of the above grantors.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee.
2) Property is subject to easements for Sanitary Sewer/Storm Drains to Metro Government in Book 5218, Page 850, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **412 Chadwell Drive, Madison, TN 37115**
(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 our hand(s) this 16th day of July, 2009.

William Arthur Conn, Jr.

Malia Conn Stanton

Lisa Lynnette Conn Bennett

BILL GARRETT, Davidson County
Trans: T20090050021 DEEDWARR
Recvd: 07/24/09 08:48 2 pgs
Fees: 13.00 Taxes: 389.80

20090724-0069468

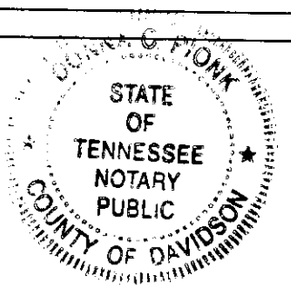
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William Arthur Conn, Jr., Malia Conn Stanton and Lisa Lynnette Conn Bennett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076