(1)

WARRANTY DEED

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bryan Hawkins	SAME	Map 71-16 Parcel 120.00
(NAME)	(NAME)	
9205 Preston Run Circle		
(ADDRESS)	(ADDRESS)	2009-0444
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jewell L. Bullard, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Bryan Hawkins, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of T.I. Ward resubdivision, of certain lots in Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the easterly side of Montgomery Street and runs back between lines 199.1 feet on the northerly line and 198.2 feet on the southerly line, to the westerly line of Lot No. 21 on which it measures 50 feet.

Being the same property conveyed to Alva W. Schmittou and sister, Jewell L. Bullard, with right of survivorship by Quitclaim Deed of Alva W. Schmittou of record in Book 10050, page 716, conveyance dated May 9, 1996, Register's Office of Davidson County, Tennessee. The said Alva W. Schmittou having since died on June 29, 2002, and said property vested to Jewell L. Bullard, as the surviving tenant.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Tax a lien not yet due and payable. Map 71-16 Parcel 120.00 Subject to matters on the Plan of T.I.Ward Resubdivision of record in Book 974, page 48, Register's Office of Davidson County, Tennessee.

This property, known as 1403 Montgomery Avenue, Nashville, TN 37207
(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.

BILL GARRETT, Davidson County
Trans:T20090066797 DEEDWARR
Recvd: 10/01/09 11:29 2 pgs
Fees:13.00 Taxes:111.00
20091001-0091145

Witness my/our hand(s) this 29th DAY OF SEPTEMBER, 2009.

Jewell L. Bullard

Jewell L. Bullard

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewell L. Bullard, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of Sept, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY