Send tax bills to:

Ronnie E. Hodges, etux
2524 Hibbetts Road
Nashville, Tennessee 37214

Dobson & Johnson, Inc.
311 Plus Park Blvd.
Nashville, Tenn. 37217

mail

This instrument prepared by
Robert L. Trentham
Attorney at Law
22nd Floor, L & C Tower
Nashville, Tenn. 37219

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M. 95-12
P. 15
95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of T E N A N D N O/100 ($10.00)---------- DOLLARS paid in cash, the receipt of which is acknowledged, and other good and valuable considerations, Anthony P. McGonigal and wife, Linda L. McGonigal, hereinafter called Grantors, have this day bargained and sold and do hereby transfer and convey unto the said RONNIE E. HODGES and wife, BARBARA J. HODGES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Page 119, Register's Office, Davidson County, Tennessee, and being more fully described as follows:

SAID LOT No. 21 fronts 79 feet on the west side of Hibbitts Road and runs back between lines measuring 152.7 feet on the north line, and 156.3 feet on the south line to a dead line in the rear, measuring 93.0 feet thereon.

Being the same property conveyed to Anthony P. and Linda L. McGonigal by deed from Sadie E. Cavnar, a single person, by warranty deed of record in Book 4446, page 707, Register's office of Davidson County, Tennessee.

This conveyance is made subject to a ten foot public utility easement across the rear and a 45 feet minimum building setback line from Hibbitts Road, and the restrictive covenants of record in Book 2297, page 194, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RONNIE E. HODGES and wife, BARBARA J.HODGES, their successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said RONNIE E. HODGES and wife, BARBARA J. HODGES, their successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 21 day of February, 1975.

Anthony P McGonigal
Grantor

Linda L McGonigal
Grantor

STATE OF TENNESSEE)
)
COUNTY OF Marshall)

Personally appeared before me, Vivian H. Clift, a Notary Public in and for said County and State, Anthony P. McGonigal and wife, Linda L. McGonigal, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lewisburg, Tennessee, this 21 day of February, 1975.

Vivian H. Clift
Notary Public

My Commission Expires: Aug. 25, 1975

C93822

IDENTIF. REFERENCE
APR 10 1 30 PM '75
FEL. A. NILSON, REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value for this transfer is $21,900.00

Cindy Thompson
Affiant

Sworn to and subscribed before me this 3rd day of April, 1975.

Barbara Ferguson
Notary Public

My Commission Expires:
10/4/75

STATE OF TENNESSEE * NOTARY PUBLIC AT LARGE

APR 10 75	CONV	21,900.00				
APR 10 75	S'TAX		A*	56.94		
APR 10 75	PR'FEE		A*	.50		
APR 10 75	W'DEED		A*	4.00	*	61.44