223 Madison Street, Madison, Tennessee 37115

Mail

WARRANTY DEED

BOOK 5310 PAGE 428

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ED HODGE, ET AL (NAME:)	Same (NAME:)	Map 72-6
5112 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 335, 336 + 337
Nashville Tn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map 72-7 Parcel 81

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JUL 12 78 CONV 52,250.00
JUL 12 78 S'TAX B* 135.72
JUL 12 78 PR'FEE B* .50
JUL 12 78 W'DEED B* 8.00 * 144.22

BONNIE THOMPSON, single; LUCRETIA THOMPSON BLACKER AND HUSBAND, STEVEN BLACKER; and LISA THOMPSON WARRICK, single, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said ED HODGE, JOHN CREAGER, AND JIM HODGE, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. ONE:
Being the west half of Lot 84 on the Plan of Kenmore Place of record in Book 332, page 32, Register's Office for Davidson County, Tennessee, described as follows:
Said west half of Lot 84 fronts 50 feet on the northerly side of Warner Avenue and runs back between parallel lines 450 feet to a dead line.

Being the same property conveyed to Mrs. Effie G. Thompson by deed from Mary Elizabeth Wiggs of record in Book 3131, page 341, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Mrs. Effie G. Thompson by deed from Harry H. Peffen and wife, Rose Peffen, of record in Book 2598, page 519, said Register's Office; the said Mrs. Effie G. Thompson having since died, and pursuant to Will of record in Will Book 115, page 222, said Register's Office, property now vests in Bonnie Thompson, Lucretia Thompson Blacker, and Lisa Thompson Warrick.

TRACT NO. TWO:
Being the easterly half of Lot 84 on the Plan of Kenmore Place of record in Book 332, page 32, Register's Office for Davidson County, Tennessee, described as follows:
Said east half of Lot 84 fronts 50 feet on the northerly side of

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,250.00

Subscribed and sworn to before me, this the 7th day of July, 19 78

Ed Hodge
Affiant

My commission expires: 2-18-80
(Affix Seal)

Notary Public

Warner Avenue and runs back between parallel lines 450 feet to a dead line.

Being the same property conveyed to Effie G. Thompson by deed from Louise Thompson Sanders and husband, Paul Sanders, of record in Book 1490, page 298, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Mrs. Effie G. Thompson, by deed from Harry H. Peffen and wife, Rose Peffen, of record in Book 2598, page 519, said Register's Office; the said Effie G. Thompson having since died, and pursuant to Will of record in Will Book 115, page 222, said Register's Office, property now vests in Bonnie Thompson, Lucretia Thompson Blacker, and Lisa Thompson Warwick.

TRACT NO. THREE:
Being southerly part of Lot #85 and the westerly 50 feet front and 51 feet in rear of Lot #86 on the Plan of Kenmore Place as of record in Book 332, page 32, Register's Office for Davidson County, Tennessee, said parts of lots #85 and #86 fronting 150 feet on the north side of Warner Avenue and beginning at a point on the northerly margin of Warner Avenue said point being the common corner between lots #84 and #85; thence in a northerly direction along the common line between lots #84 and #85, 474-7/15 feet to a point at a drainage ditch, 139 feet 10 inches from the southwest corner of lot #9 as shown on the Plan of Kenmore Place of record in Book 332, page 32, Register's Office for said County; thence in an easterly direction and along the common line of property conveyed to Herbert M. Elam and wife, Annie Jo Elam, by deed of record in Book 1389, page 24, Register's Office for said County, 151 feet to a point at a drainage ditch; said point being 135 feet from the southeast corner of Lot #9; thence in a southerly direction 484 feet to a point in the northerly margin of Warner Avenue; thence in a westerly direction of the northern margin of Warner Avenue 150 feet to the point of beginning.

(continued)

This is improved XX unimproved ( ) property, known as 1217, 1219, 1221 Kenmore Place, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hands this* 19th *day of* June, *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Bonnie Thompson
X Lucretia Thompson Blacker
X [illegible]
X Lisa Thompson Warwick

Being the same property conveyed to Effie Thompson by deed from Effie Thompson, Trustee, et al, of record in Book 1970, page 249, Register's Office for Davidson County, Tennessee; the said Effie G. Thompson having since died, and pursuant to Will of record in Will Book 115, page 222, said Register's Office, property now vests in Bonnie Thompson, Lucretia Thompson Blacker, and Lisa Thompson Warrick.

Steven Blacker joins in this conveyance for the purpose of conveying any right, title or interest in and to said property, which he may have, marital or otherwise.

STATE OF ~~TENNESSEE~~ CALIFORNIA:
COUNTY OF ~~DAVIDSON~~ Orange :

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BONNIE THOMPSON, single; LUCRETIA THOMPSON BLACKER AND HUSBAND, STEVEN BLACKER; and LISA THOMPSON WARRICK, single

the bargainor s, 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 California, ~~Tennessee~~, this 19th day of June, 19 78.

Gladys R. Veale, Notary Public.

Commission Expires August 2, 1980.

OFFICIAL SEAL
GLADYS R. VEALE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires AUG 2, 1980

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

FELIX DAVIS REGISTER
Jul 12 2 25 PM '78
REFERENCE
79316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.