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Address New Owner as follows:	Send tax bills to:	Map & Parcel
Michael Marion Hodge etux 363 Glenrose Ave. Nashville, Tenn. 37210	Same	Map 119-1 Parcel 29 6DA-15639

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Etta Mai Christian, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Michael Marion Hodge and wife, Sandy Bryan Hodge, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Map of a Subdivision of G. P. Rose's Property, as of record in Book 547, page 74, Register's Office for said County.

Said Lot No. 14 fronts 53 feet on the southerly side of Glenrose Avenue, and runs back between parallel lines 170 feet to a dead line.

Being the same property a one-half interest was vested in Etta Mai Christian and a one-half interest vested in Robert C. Inman, as the sole surviving heirs at law of Annie Inman, deceased. Also being the same property Robert C. Inman and wife, Lena Mai Inman, conveyed a one-half interest to William W. Christian and wife, Etta Mai Christian, by deed of record in Book 2956, page 19 Register's Office for Davidson County, Tennessee. Also being the same property title to which was vested in Etta Mai Christian upon the death of her husband, William W. Christian, by reason of their tenancy by the entirety.

The house located on the herein described property is being sold in "As Is" condition.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 363 Glenrose Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Michael Marion Hodge and wife, Sandy Bryan Hodge, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

3118 01/16-91.00- CHECK

I.7.7.0 6 9

IDENTIF. REFERENCE

JAN 16 10 31 AM '85

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN

WITNESS my hand on this the 15th day of January, 1985.

Etta Mai Christian
Etta Mai Christian

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Etta Mai Christian, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of January, 1985.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this the 15th day of January, 1985.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
391BA01/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 0 6 9

IDENTIF. REFERENCE

JAN 16 10 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 101532