BOOK 9449 PAGE 349

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar W. VanHoose, Jr. (NAME)	NEW OWNER (NAME)	MAP 135-16-A
2429 Ravine Drive (ADDRESS)	(ADDRESS)	PARCEL 35
Nashville, TN 37217 (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, Richard L. Hodges, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgar W. VanHoose, Jr. and wife, Darlene B. VanHoose

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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Subdivision for Tracts 8, 9 and 10, on the Plan of Nashboro Village as of record in Book 5200, page 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accuarate legal description.

Being the same property conveyed to Richard L. Hodges and wife, Nancy M. Hodges, by deed from Anita G. Jones and Terry D. Stevens, both unmarried persons, of record in Book 7709, page 597, Register's Office for Davidson County, Tennessee. Richard L. Hodges and Nancy M. Hodges having since divorced Nancy M. Hodges conveyed her interest to Richard L. Hodges by Quitclaim Deed of record in Book 8578, page 158, said Register's Office.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantees the day of closing; all matters as shown on the plat of record in Book 5200, pages 186-189; restrictive covenants of record in Book 5465, page 561, and Book 5588, page 429, said Register's Office; easements located on the property; and assessment of homeowners association dues.

94 08/29 0101 03CHECK 453.00

unimproved ( )
This is improved (X) property, known as 2429 Ravine Drive, Nashville, TN 37217
(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 my hand this 26th day of August, 19 94

Richard L. Hodges

Richard L. Hodges

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Hodges

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 94

Commission expires 3/23/96

Asa B Waddell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

85843

IDENTIF. # REFERENCE

94 AUG 29 PM 3:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

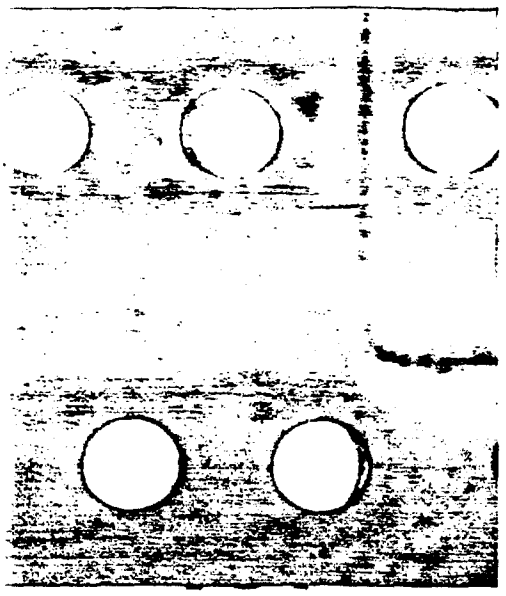
RECEIVED OF _____

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



CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

08/29/94 01 15:16 0001 2994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85843
IDENTIF. & REFERENCE

94 AUG 29 PM 3:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829391