BOOK 9567 PG 178

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF December 19 94.

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 26, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNIE J. HODGES (NAME)	SAME (NAME)	90-12-249
211 GABLE COURT (ADDRESS)	(ADDRESS)	90-12-368
SMYRNA, TN 37467 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	90-12-369

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, KENNETH EARL ELAM AND NORA ANN SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNIE J. HODGES, A MARRIED MAN

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 Nos. 1, 2, and 3, on the Plan of Elam Subdivision, of record in Book 8250, page 357, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Homer E. Elam, Jr. and wife, Lulu P. Elam, by deed from F. T. Stanfield and wife, Bessie R. Stanfield, of record in Book 1416, page 485, Register's Office for Davidson County, Tennessee. The said Homer E. Elam, Jr. predeceased Lulu P. Elam. The said Lulu P. Elam has since died and survived by and leaving as her Heirs-at-Law, Kenneth Earl Elam and Nora Ann Sullivan.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: ABOVE REFERENCED PLAT

23905
IDENTIF. & REFERENCE
95 JAN -9 AM 11:10
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as _____
(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 our hand s this 20th day of December 19 94

Kenneth E Elam
KENNETH EARL ELAM

Nora Ann Sullivan
NORA ANN SULLIVAN

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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 KENNETH EARL ELAM AND NORA ANN SULLIVAN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 20th day of December 19 94.

Commission expires November 25, 1995

J. PHILLIP JONES, Notary Public

STATE OF TENNESSEE
COUNTY OF

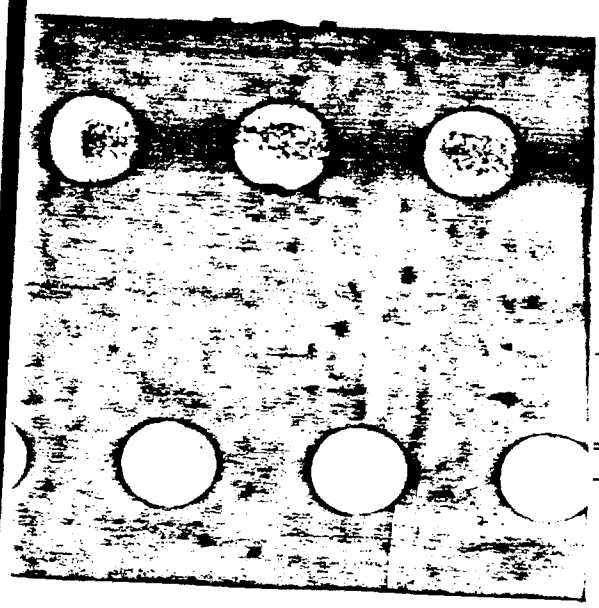
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0393 01/09 0101 03CHECK 175.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9567 PG 180

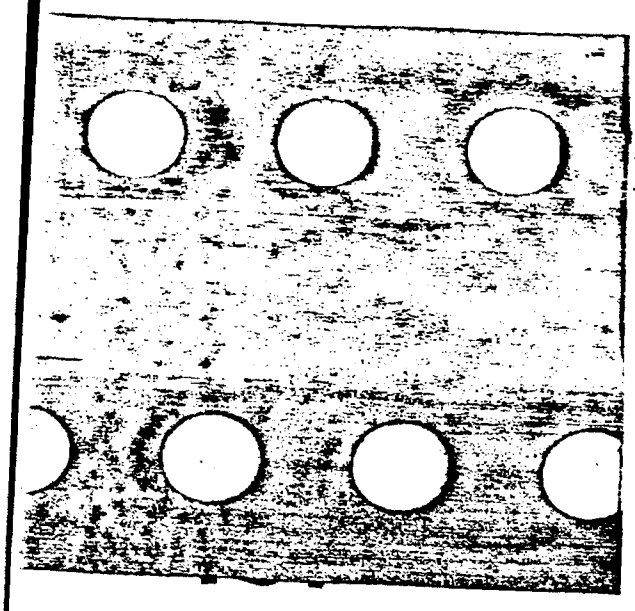
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

01/09/95 01 11:10 0001 0393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23905
IDENTIF. & REFERENCE

95 JAN -9 AM 11:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 870254