# WARRANTY DEED

BOOK 9945 PG 425

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jody M. Hodges | SAME | MAP 172-2 |
| (NAME) | (NAME) | |
| 5520 Deer Way Drive | | PARCEL 63 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | | |
| (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, Lloyd A. Barker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody M. Hodges and wife, Patricia F. Hodges

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. 69, on the plan of Myrtlewood Estates, Section Five, as of record in Plat Book 6250, pages 910 and 911, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lloyd Barker by deed from James R. Tate, Jr. and wife, Janet E. Tate of record in Book 8771, page 819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 6250, pages 910 and 911, said Register's Office, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the easterly lot line, a overhang easement located on the westerly portion of said lot, and a 2.5 x 25 foot utility anchor easement located on the southwesterly corner of said lot.

Restrictive covenants contained in an instrument of record in Book 5801, page 814, and Book 6007, page 776, said Register's Office.

Deed of conveyance to the Metropolitan Government of Nashville and Davidson

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5520 Deer Way Drive, Nashville, Tennessee 37211
(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 7th day of February 19 96

X Lloyd A. Barker
Lloyd A. Barker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd A. Barker, unmarried

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 Franklin, _____, Tennessee, this 7th day of February, 19 96

Commission expires 11-30-97

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

LEGAL DESCRIPTION CONTINUATION

County, Department of Water and Sewerage Services of record in Book 7154, Pages 344 and 402, Register's Office for Davidson County, Tennessee.

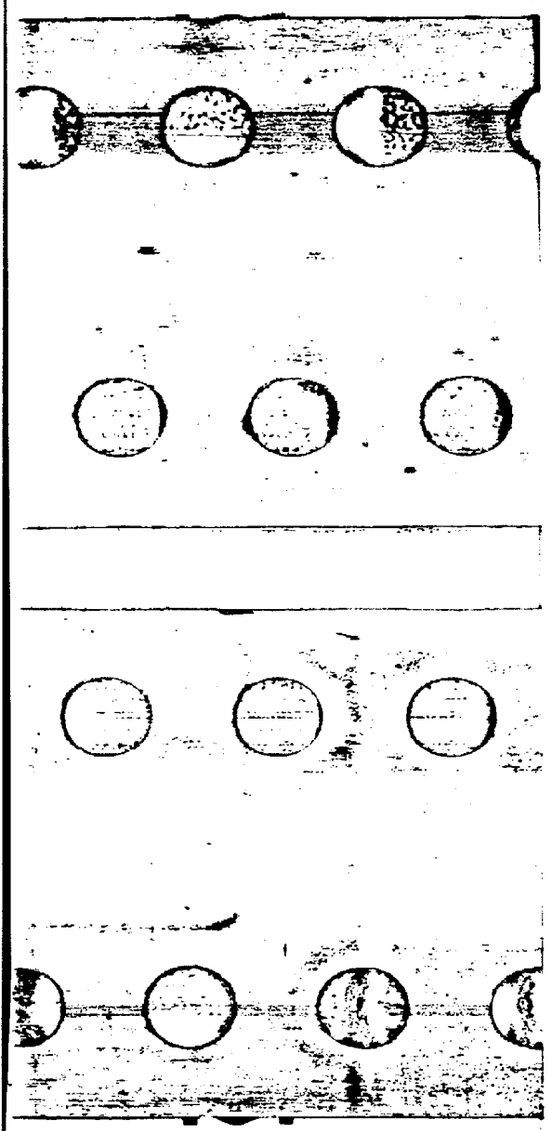
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

7239 02/12 0101 03CHECK 859.63



0149687
IDENTIF. & REFERENCE

96 FEB 12 PM 1:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 427

| | | |
|---|---|---|
| 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 | |
| | | | | 229900.00 |
| | | | CON TX | 850.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 859.63 |
| | | | CHECK | 859.63 |
| 02/12/96 | 01 | | 13:26 0001 | 7239 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0149687
IDENTIF. # REFERENCE

96 FEB 12 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 100543