Prepared By
After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

0268164
IDENTIF. ↑ REFERENCE

BOOK 10332 PG 866

97 JAN 30 AM 9:15

DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARJORIE J. JOHNSON** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **THOMAS FRANCIS HODGES** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Wimpole Drive at the corner of Lot No.s 32 and 33; thence with the line between said lots northwardly 267.1 feet, more or less, to the center line of Mill Creek; thence with the center line of said Creek westwardly 90 feet to the corner of lots No. 33 and 34; thence with the line between said lots southwardly 265.6 feet, more or less, to the northerly margin of Wimpole Drive; thence with the northerly margin of said Drive eastwardly 88 feet to the beginning

Being the same property conveyed to Marjorie J. Johnson, unmarried, by Deed from R. and R. Homes Inc., dated February 16, 1953, recorded February 17, 1953, in Book 2135, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines and matters shown on plat of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions which affect said property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness my/our hands this 29th day of January, 1997.

Donald A Johnson

Marjorie J. Johnson
Attorney - IN - FACT FOR
Marjorie J. Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD A. JOHNSON, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARJORIE J. JOHNSON, the within named bargainor, and who acknowledged the execution of same to be the free act and deed of the said MARJORIE J. JOHNSON.

Witness my hand and official seal at LaVergne, Tennessee, this 29th day of January, 1997.

John D McBroom
Notary Public

My Commission Expires:

JOHN D McBROOM
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE

My Commission Expires 3-16-99

BOOK 10332 PG 867

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donald A. Johnson
Affiant

Subscribed and sworn to before me this 29th day of January, 1997.

John D McBroom
Notary Public

My Commission Expires: _____

JOHN D McBROOM
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE

My Commission Expires 3-16-99

THIS INSTRUMENT PREPARED BY:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

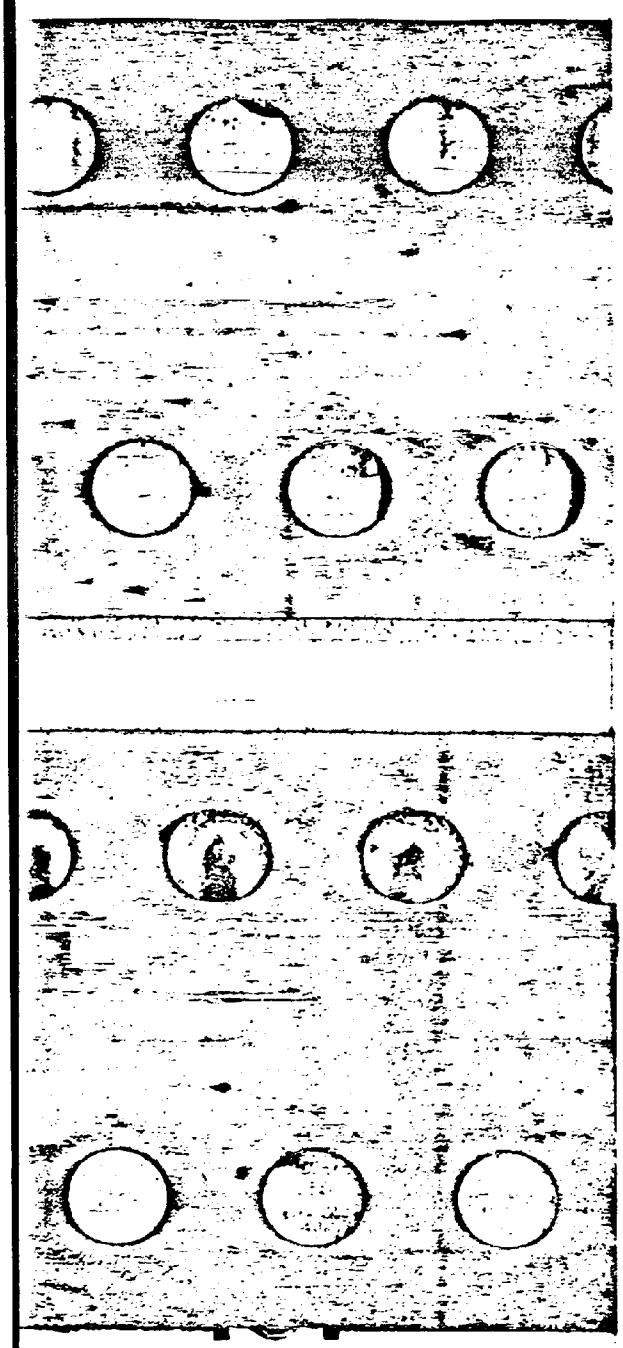
MAP AND PARCEL NUMBERS: Map 119-04 Parcel 003.00

ADDRESS NEW OWNER:
Thomas Francis Hodges
335 Wimpole Drive
Nashville, TN 37211

MORTGAGEE:
American National Home Mortgage
611 Commerce St., Suite 2707
Nashville, TN 37203

SEND TAX BILLS TO: New Owner

9131 01/30 0101 03CHECK 305.0



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10332 PG 868

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	80000.00
			CON TX	296.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	305.00
			CHECK	305.00
01/30/97	01	09:14	0001	9131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02681 64
IDENTIF. # REFERENCE

97 JAN 30 AM 9:15

DAVIDSON COUNTY, TN.

No. 1111594