35

BOOK 10418 PG 468

WARRANTY DEED

File No: 00282624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Hodge	Chase Manhattan Mtg.	Map 133-6
[NAME]	[NAME]	
3617 Sanford Avenue	155 Franklin Rd., #350	Parcel 61
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Brentwood, TN 37027	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Suzanne Larkin (formerly known as Suzanne Hubbard) and husband, Donald Larkin

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph M. Hodge, unmarried and Martha Rommel, unmarried as joint tenants with the right of survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson
} The actual consideration or value which ever is greater, for this transfer is $ 60,500.00

Subscribed and sworn to before me, this the 14TH day of APRIL, 19 97

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 3617 Sanford Avenue, Nashville, TN 37211
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14TH day of APRIL, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Suzanne Larkin

Donald Larkin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Suzanne Larkin (formerly known as Suzanne Hubbard) and husband, Donald Larkin

the within named 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 Williamson COUNTY, Tennessee, this 14TH day of APRIL, 19 97.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A" BOOK 10413 PG 470

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 7 on the Plan of D. M. Mincy's Addition to Flatrock of record in Book 547, page 24, in said Register's Office.

Said Lot No. 7 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

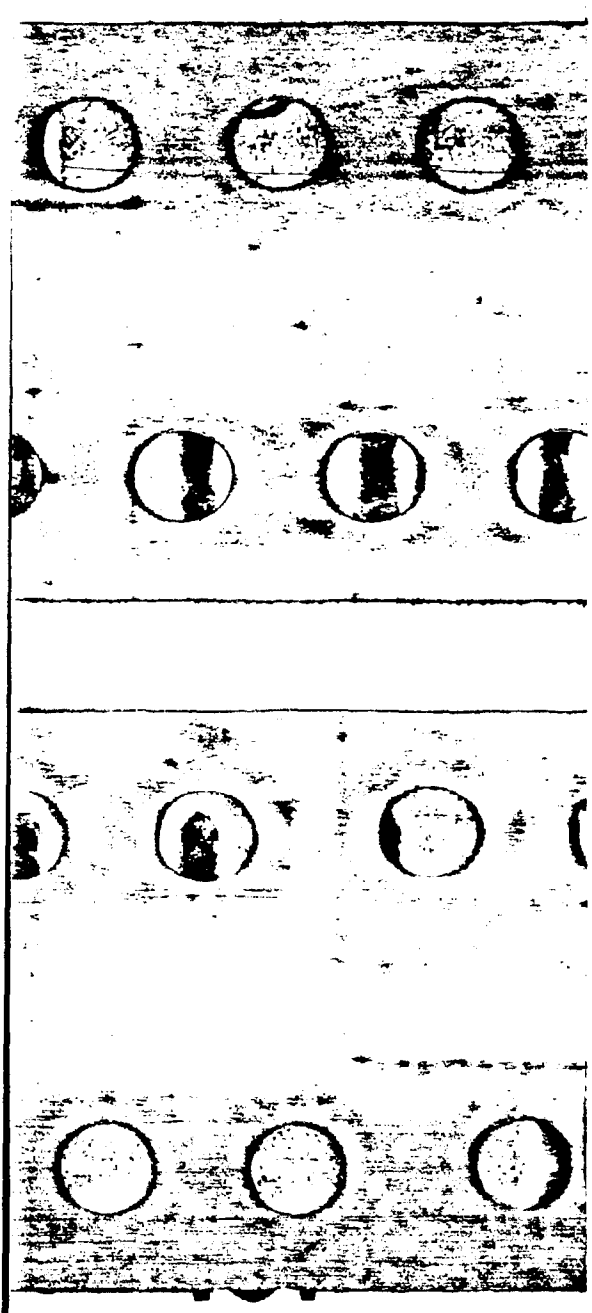
Being the same property conveyed to Suzanne Hubbard and Donald Larkin by Warranty Deed of record in Book 7830, page 883, in said Register's Office.

S.L. D.L.

0294866

IDENTIFICATION REFERENCE

9969 04/16 0101 03CHECK 236.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10418 PG 471

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 60500.00
CON TX 223.85
PRFEE 1.00
WDEED 12.00
TOTAL 236.85
CHECK 236.85

04/16/97 01 11:07 0001 9969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294866
IDENTIF. # REFERENCE

97 APR 16 [illegible]
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1139775