THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10473 PG 274

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard O. Hodges 3932 Banbury Dr. Nashville, TN 37207	Same as New Owner	Map 41-11 Parcel 46 Field Book 12D 39930

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JUDITH A. PITT and husband, RONALD E. PITT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD O. HODGES, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 320 on the Plan of Bellshire Estates Section "A" of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 320 fronts 154 feet on the easterly side of Sussex Drive and runs back 274.8 feet on the southerly line and 237.4 feet on the northerly line, to a dead line in the rear on which it measures 160 feet.

BEING the same property conveyed to Judith A. Pitt and husband, Ronald E. Pitt, by deed from M. T. Denson, widower, of record in Book 10316, page 327, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3917-3919 Sussex Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2331, page 116, said Register's Office.

3. Subject to easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 6226, page 350, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands on this the 27th day of May, 1997.

"GRANTORS"

Judith A. Pitt
JUDITH A. PITT

Ronald E Pitt
RONALD E. PITT

"GRANTEE"

Richard O. Hodges
RICHARD O. HODGES, a single man

7055 06/02 0101 03CHECK 445.60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH A. PITT and husband, RONALD E. PITT, and RICHARD O. HODGES, a single man, 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, at office, this the 27th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Richard O. Hodges
Affiant

Sworn to and subscribed before me, this the 27th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

0310353
IDENTIF. ↑ REFERENCE

97 JUN -2 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10473 PG 276

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	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.60
			CHECK	445.60
06/02/97	01		08:43 0001	7055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0310355
IDENTIF. # REFERENCE

97 JAN -2 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157003