**THIS INSTRUMENT PREPARED BY:**
GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347

**Nashville, Tennessee** 37204
**(615) 383-4429**

**FTEC File No.** 16452
**File** Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $289,900.00

Melissa G Hodges
Affiant

Subscribed and sworn to before me, this 25th day of June, 1999

Notary Public

My Commission Expires: 9/18/99

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| MR/MRS. BENNETT A. HODGES | Nationsbanc Mortgage Corp. | MAP 105-13 |
| 1504 Beechwood Ave. | 1201 Main Street | PARCEL 139 |
| Nashville, Tennessee 37212 | Dallas, Texas 75202 | FB# 24W11495 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SUSAN L. WILLARD AND HUSBAND, PAUL R. MESSIER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BENNETT A. HODGES AND WIFE, MELISSA G. HODGES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**This is improved property located at** 1504 Beechwood Ave., Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1999.

Susan L. Willard, by Paul R. Messier, attorney in fact
SUSAN L. WILLARD
BY PAUL R. MESSIER AS ATTORNEY-IN-FACT

Paul R. Messier
PAUL R. MESSIER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PAUL R. MESSIER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Paul R. Messier, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Susan L. Willard and is authorized by the said Susan L. Willard to execute this instrument on her behalf.

Witness my hand, at Office, the 25th day of June, 1999.

Notary Public

My Commission Expires: 9/18/99

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 87 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Susan L. Willard and husband, Paul R. Messier by deed from Michael R. Hudson and wife, Susan P. Hudson of record in Book 10558, page837, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

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# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11570 PAGE 352

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

06I0999

99 JUL 13 AM 10:44

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

**No.** 1490111