File: Box 9B
First TItle and Escrow Company, Inc.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1348

BOOK 11587 PG. 491

#16636

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Timothy P. McComas, and spouse Barbara Gay, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William J. Hodges, and spouse Caroline F. Hodges, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Woodmont Park Subdivision, of record in Book 547, page 148, Register's Office for said County.

Said Lot No. 54 fronts 100 feet on the easterly margin of Cantrell Avenue, and extends back 248.2 feet on the northerly line and 255.2 feet on the southerly line to a dead line in the rear, measuring 100.2 feet thereon.

Being the same property conveyed to Timothy P. McComas and (Spouse) Barbara Gay by deed of record in Book 9657, Page 938, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

061569
IDENTIF. → REFERENCE
99 JUL 26 PM 1:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 920 Cantrell Avenue, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of July, 1999

Timothy P. McComas

Barbara Gay

State of Tennessee )
County of Davidson )

On this 21st day of July, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy P. McComas and Barbara Gay, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/2002

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 324,900.00.

Affiant

Sworn and subscribed before me on this the 21st day of July, 1999.

Notary Public

My Commission Expires: 7/27/2002

NEW OWNER:
William J. Hodges
920 Cantrell Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
First Republic Mortgage Corp.
3212 West End Avenue, S-500
Nashville, TN 37203

TAX MAP-PARCEL #:
117-5-24
FIELD BOOK #:
7DA 6705

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

06015769

IDENTIF. ↑ REFERENCE

99 JUL 26 PM 1:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK **11587** PG. **493**

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

**No.** 1495175