TN1H3416

Instr:200002170015909 Page: 1 OF 3
REC'D FOR REC 02/17/2000 10:42:49AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $210.72

103

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 50,950.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2000.

My commission expires: 6-12-2002

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
4849 GOODWIN RD ANTIOCH, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 148/16/68

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JAMES L. HODGE AND WIFE KAREN S. HODGE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROBERT PATTERSON, JR. AND SUZAN PATTERSON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAIVDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 4849 GOODWIN RD, ANTIOCH, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of January, 2000.

James L Hodge

Karen S. Hodge

State of Tennessee
County of Davidson

On this 25th day of January, 2000, before me personally appeared James L. and Karen S. Hodge to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

8-12-03

CHRISTINE R. ROLLER NOTARY PUBLIC AT LARGE WILSON COUNTY

Christine R Roller
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

PART of Lot No. 8 on the Map of the Subdivision of the S. H. Culbertson Lands, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, December 6, 1946, as follows:

BEGINNING at a point in the southwest line of the right-of-way of the N.C.& St.L. Railroad, being in the margin of the railway running along the tracks of said railroad; (said roadway being wholly located within the bounds of said railroad right-of-way), said point being the southeast corner of the lands recently conveyed to Albert M. Clark, Jr. by said Goodwin Heirs by deed of record in Book 1414, Page 108, said Register's Office; thence along the margin of said roadway or alley, S34°40'E. 186.3 feet to a corner of the Goodwin Property, which is 337.2 feet from the center line of an alley running from the N.C.& St. L. Railroad to Antioch Pike; thence S58°20'W., 248.2 feet to the margin of a 13 foot alley; thence with the margin of said alley, N55°30'W, 73.7 feet; thence N48°10'E. 127 feet to a point; thence N40°10'W. 93.3 feet to Clark's southeast corner; thence with his line N47°40'E. 160 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. HODGE AND WIFE KAREN S. HODGE, BY WARRANTY DEED FROM NATIONAL CREDIT UNION ADMINISTRATION, DATED MARCH 5, 1993, AND RECORDED MARCH 8, 1993 IN BOOK 8882, PAGE 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

R.P. SR
S.P.