THIS INSTRUMENT PREPARED BY:
James G. Lackey III
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200006220062031 Page: 1 OF 2
REC'D FOR REC 06/22/2000 8:06:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $842.12

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Patricia Hodges	(NAME) Hodges and Fooshee Mortgage, Inc. 213 Ward Circle Brentwood TN 37027	(Field Book No.) 06DU 82208
(STREET ADDRESS OR ROUTE NUMBER) 516 Copperfield Way	(STREET ADDRESS) 213 Ward Circle	(Map) 172-1A
(CITY) (STATE) (ZIP) Nashville TN 37211	(CITY) (STATE) (ZIP) Brentwood TN 37027	(PARCEL) 13

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged M. Aurelius Sofia and Ginger McGill, each unmarried

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Patricia Hodges, married

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Copperfield, Revised, of record in Book 6900, pages 555 thru 559 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Aurelius Sofia and Ginger McGill, both unmarried by deed from Kenneth F. Sweeney and wife, Amy H. Welborn of record in Book 11469, Page 318, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 227,600.00 .

Subscribed and sworn to before me this the 15th day of June, 2000

SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: ~~01-27-01~~ 10 25 03
~~Commission Expires~~

(Affix Seal)

This is unimproved ( ) property, known as 516 Copperfield Way, Brentwood, Tennessee 37204
improved ( )
(House Number) (Street) (P.O. Address) (City of 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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our 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 hand this 1 day of June, 2000 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

M. Aurelius Sofia

Ginger McGill

STATE OF ~~TENNESSEE~~ Washington

COUNTY OF Snohomish

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Ginger L. McGill

to me known to be the person who executed the foregoing instrument ~~in behalf of~~ and acknowledged that he/she executed the same ~~as his free act and deed of said~~

Witness my hand, at office, this 2nd day of June, 2000

My Commission Expires: 10-22-02

Notary Public Linda C. Cray

LINDA C. CRAY NOTARY PUBLIC STATE OF WASHINGTON Commission Expires Oct. 22, 2002

STATE OF [redacted] Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Aurelius Sofia [redacted]

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 he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal at office in Seattle, WA., this 1 day of June, 2000.

My Commission Expires: 6/26/2003.

Notary Public Bridget A. Perry

BRIDGET A. PERRY NOTARY PUBLIC COMM. EXP. JUNE 26, 2003 STATE OF WASHINGTON

ENCUMBRANCES:

Taxes for the year of 1999, a lien, due and payable, but not yet delinquent.

Subject to all matters shown on the Plan of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee.

Charter of Copperfield Homeowner's Association, Inc., of record in Book 7200, page 824, and amended in Book 7496, page 162 and Book 7500, page 941, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 6779, page 296, re-recorded in Book 6783, page 973, and Book 7208, page 889, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Dedication of Common Area to Copperfield Homeowner's Association, Inc., of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.

Transmission Line Easements, of record in Book 2437, page 8 and Book 2438, page 376, Register's Office for Davidson County, Tennessee.

Mortgage Loan Inspection of the subject premises made by John Kohl & Company, P.C., dated April 29, 1999, discloses the concrete driveway encroaches north side of subject property.