Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 10/27/00 10:10 3pgs
Fees:15.00 Taxes:466.20
20001027-0106504

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration **Gerald L. Hodges and wife, Joyce H. Hodges** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Jose A. Garduno and wife, Christine A. Garduno** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of October 2000.

Gerald L. Hodges

Joyce H. Hodges

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Gerald L. Hodges and wife, Joyce H. Hodges with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 13th day of October 2000.

Cheryl M. Traverse
Notary Public

My Commission expires: 12-20-2003

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of October 2000.

Cheryl M. Traverse
Notary Public

My Commission expires: 12-20-2003

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 162/05/210.00

Address of New Owner:
329 Ocalla Drive
Nashville, Tn 37211

Send Tax Bills To:
same

6-000115

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald L. Hodges from Gerald S. Fagan and wife, Pamela L. Fagan by Warranty Deed dated August 17, 1990 and recorded August 20, 1990 in Book 8178, page 500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 4460, page 86, and restrictions of record in Book 4630, page 548, Register's Office for Davidson County, Tennessee.