Davidson County DEEDWARR
Recvd: 11/30/00 09:43 3pgs
Fees:15.00 Taxes:150.78
20001130-0117383

NEW OWNER:

SCOTT MITCHELL HODGE
1830 Primrose Ave
NASHVILLE, TN ~~37206~~ 37212

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 00-1043

Map 94-2 Parcel 186

D E E D

FOR AND IN CONSIDERATION of the sum of **Forty Thousand Seven Hundred Fifty and 00/100 Dollars ($40,750.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLOTTE A. LAMBERT and LENA RUTH DEAUX, being the only heirs of BERNICE RICHARDS, deceased,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT MITCHELL HODGE**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 24 on the Plan of United Electric Railway Company's Addition to Edgefield now East Nashville, as of record in Book 161, Page 8, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue, and runs back between parallel lines, with the westerly margin of South 20th Street, 150 feet to an alley.

Being the same property conveyed to **BERNICE RICHARDS**, by virtue of a Quit Claim Deed from Charlotte A. Lambert and Lena Ruth Deaux, dated October 13, 1987, and recorded in Book 7380, Page 259, in the Register's Office for Davidson County, Tennessee. Bernice Richard died December 11, 1999, leaving Charlotte A. Lambert and Lena Ruth Deaux as her only heirs.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 161, Page 8, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 20th day of November, 2000.

Charlotte A. Lambert
CHARLOTTE A. LAMBERT

Lena Ruth Deaux
LENA RUTH DEAUX

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLOTTE A. LAMBERT and LENA RUTH DEAUX**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of November, 2000.

GREGORY S. GEE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 10/12/2003

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The actual consideration or value, whichever is greater, for this transfer is **$40,750.00**.

Charlotte A. Lambert
AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2000.

NOTARY PUBLIC

My commission expires: 10/14/2003