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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys-at-Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17612 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of December, 2000.<br><br>Notary Public<br><br>My Commission Expires: |

My Commission Expires September 23, 2004

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| DOUGLAS S. RODMAN | FIRST HORIZON HOME LOAN CORP | MAP 117-12 |
| 2815 22nd Avenue South | P. O. Box 19664 | PARCEL 189 |
| Nashville, Tennessee 37215 | Irvine, CA 92623 | FB# 7DA22000 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN M. HOUK, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS S. RODMAN, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2815 22nd Avenue South, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2000.

ANN M. HOUK

Davidson County DEEDWARR
Recvd: 01/04/01 12:08 2pgs
Fees:11.00 Taxes:962.00
20010104-0001292

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN M. HOUK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2000.

My Commission Expires: _____

Notary Public

My Commission Expires September 23, 2004

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 32 and the southerly 3 feet of Lot No. 31, Block 3 on the Plan of W. V. Davidson's Hillsboro Highlands Sections 2 and 3, as of record in Plat Book 843, page 23, Register's Office for said County, described as follows:

Said lot and part of lot front together 83 feet on the westerly side of 22nd Avenue South and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to James G. Houk and wife, Ann M. Houk by deed from Gene Pendleton of record in Book 3678, page 381, said Register's Office. James G. Houk has since died.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 843, page 23, said Register's Office.