Box 5

After Recording Return To:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 03/07/01 10:07 2pgs
Fees:11.00 Taxes:273.80
20010307-0021486

---------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOSEPH M. HODGE and wife, MARTHA ROMMEL-HODGE** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **FOSTER FLEMING, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 7 on the Plan of D.M. Mincy's Addition to Flatrock of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

Being the same property conveyed to Joseph M. Hodge, unmarried, and Martha Rommel, unmarried, by Warranty Deed from Suzanne Larkin and husband Donald Larkin, dated April 14, 1997, recorded April 16, 1997, Book 10418, page 468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 547, page 24, and to any and all existing easements and restrictions of public record.

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

The undersigned covenant with the said Grantee 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 covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 2nd day of March, 2001.

Joseph M. Hodge

Joseph M. Hodge

Martha Rommel-Hodge

Martha Rommel-Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Joseph M. Hodge and Martha Rommel-Hodge, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 2nd day of March, 20 01.

Melissa McBroom
Notary Public
My Commission Expires: 03/17/03

MELISSA McBROOM 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 $74,000.00 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 2nd day of March, 2001.

Melissa McBroom
Notary Public
My Commission Expires: 03/17/03

MELISSA McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 133-06 Parcel 61.00

ADDRESS NEW OWNER:	MORTGAGEE:	SEND TAX BILLS TO:
Foster Fleming	First Union National Bank	New Owner
3617 Sanford Avenue	CONS-140361	
Nashville, TN 37211	Charlotte, NC 28288	

THIS INSTRUMENT PREPARED BY:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217