This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

Davidson County DEEDWARR
Recvd: 08/01/01 09:41 2pgs
Fees:13.00 Taxes:240.50
20010801-0081334

ADDRESS NEW OWNER:
James L. Hodge and James Ethan Hodge
2409 Cruzen Street
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-8
PARCEL 135.00
6DA-25450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert D. Galloway and wife, Phyllis E. Galloway, as to a one-half undivided interest, and Frances K. Sadler, as to a one-half undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Hodge and James Ethan Hodge, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 301, on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert D. Galloway and wife, Phyllis E. Galloway, as to a one-half undivided interest, and Frances K. Sadler, as to a one-half undivided interest, by deed from Charlie E. Bandy and wife, Kathy Bandy of record in Book 8311, Page 315, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2001 have been pro-rated and assumed by Grantees.

Phyllis E. Galloway executed this instrument on behalf of Frances K. Sadler pursuant to a Power of Attorney of record in Instr: 20010919-0092884, Register's Office, Davidson County, Tennessee.

This is improved property known as 2423 Kline Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Hodge and James Ethan Hodge, as tenants in common, their heirs and assigns, forever; and we, Robert D. Galloway and wife, Phyllis E. Galloway, as to a one-half undivided interest, and Frances K. Sadler, as to a one-half undivided interest do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 2001.

Robert D. Galloway

Phyllis E. Galloway

Frances K. Sadler by Phyllis E. Galloway, attorney in Fact

Frances K. Sadler, by Phyllis E. Galloway, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert D. Galloway, Phyllis E. Galloway, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2001.

NOTARY PUBLIC

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Phyllis E. Galloway with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 31st day of July , 2001.

Notary Public

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.