Davidson County DEEDWARR
Recvd: 03/12/02 14:33 2pgs
Fees:13.00 Taxes:714.10

20020312-0031164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00.

Plummer M Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Plummer M. Hodges a married man	NEW OWNER	Map: 146-15-140
(NAME) 633 Rochelle Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, ANITA G. DUNNING, UNMARRIED, DONALD RAE DUNNING, JR., MARRIED, AND DAWN DUNNING-GRAVES, UNMARRIED, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto PLUMMER M. HODGES A MARRIED MAN, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 81 on the Map of Haileywood Estates, Section V, according to the plat thereof, recorded in Plat Book 2330, page 74, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 81 fronts 123 feet on the southeasterly side of Rochelle Drive and runs back 226.1 feet on the northeasterly line and 275.2 feet on the southwesterly line to a dead line in the rear on which it measures 80.2 feet.

Being the same property conveyed to Anita G. Dunning, unmarried, Donald Rae Dunning, unmarried, and Dawn Dunning-Graves, unmarried, by Warranty Deed of record in Book 10895, page 270, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 2493, page 500; and, any and all matters as shown on plat of record in Plat Book 2330, page 74, Register's Office of Davidson County, Tennessee.

Christy A. Dunning, spouse of Donald Rae Dunning, Jr., hereby joins in this conveyance and conveys and and all interest that she may have in said property, including but notlimited to the marital interest, to the Grantee.

This is improved (x) property, known as 633 Rochelle Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 28th day of February, 2002.

Anita G. Dunning

Donald Rae Dunning, Jr.

Dawn Dunning-Graves

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Anita G. Dunning, unmarried, Donald Rae Dunning, Jr., a married man, and Dawn Dunning-Graves, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared Christy A. Dunning, who is known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Notary

Commission Expires: 1/26/05