WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: 10-24-2003
(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Christian (NAME)	Van Christian (NAME)	MAP 02-10
1305 Litton Avenue (ADDRESS)	9463 Chesapeake Drive (ADDRESS)	PARCEL 034
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jonathan Hodges, Jr. and Gloria West, Jose M. Hodges and Darrell West and Nathan Hodges

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Christian

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:

Land in Davidson County, Tennessee, being the easterly 57 feet 8 inches front and 50 feet rear of Lot No. 20 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jonathan Hodges by Warranty Deed from Levator Hodges of record in Book 5566, page 433, Register's Office for Davidson County, TN. The said Jonathan Hodges having since died a resident of Davidson County, Tennessee, on July 20th, 2001. Pursuant to the Last Will and Testament of Jonathan Hodges, Sr., of record in Volume 2852, Page 524858, in the Probate Court for Davidson County, Tennessee, said devisees are Jonathan Hodges, Jr., Gloria West, Jose M. Hodges, Nathan Hodges and Darrell West.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 04/17/02 12:41 2pgs
Fees:13.00 Taxes:185.00
20020417-0047655

unimproved ( )
This is improved (X) property, known as 1305 Litton Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of March 2002

Jonathan Hodges, Jr.

Darrell West

Gloria West

Nathan Hodges

Jose M. Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Hodges, Jr. and Gloria West, Jose M. Hodges and Darrell West and Nathan Hodges Nathan Hodges Jose M. Hodges Darrell West Jonathan Hodges Jr. Gloria West Bargainors

the bargainor s, 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 Goodlettsville, Tennessee, this 28th day of March, 2003.

Commission expires JAN 25th 2003

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public