Davidson County DEEDWARR
Recvd: 04/29/02 14:14 2pgs
Fees:13.00 Taxes:500.98

20020429-0052282

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Hodge
Order No.: 13580

4035683

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Barbara J. Frazier	Chase Manhattan Mortgage Corporation
(Name)	(Name)
2568 Treetop Drive	780 Kansas Lane Suite B
(Street Address or Route Number)	(Street Address)
Antioch, Tennessee 37013	Monroe, LA 71203
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Denise Stevenson Hodge (hereinafter referred to as Grantor, whether one or more) by

BARBARA J. FRAZIER

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 3 in Oakwood Subdivision, Phase 5, according to the plan of record in Book 7900, Page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Denise Stevenson Hodge by quitclaim deed from James Loius Hodge of record in Instrument Number 20010228-0018828, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 149-6-95

Unimproved ( )
This is improved (x) property, known as 2568 Treetop Drive
(House Number) (Street) (P.O. Address)

Antioch
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness my/our hand(s) this 4th day of March, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Denise Stevenson Hodge

Denise Stevenson Hodge

STATE OF TN

COUNTY OF Shelby

Personally appeared before me, Alison Grimm, a Notary Public in and for said County and State, Denise Stevenson Hodge, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, TN, this 4th day of March, 20 02.

ALISON GRIMM NOTARY PUBLIC AT LARGE MY COMM. EXP 11-15-2002 SHELBY CO. TN

My Commission Expires:

Alison Grimm
Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

My Commission Expires:

_____
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 135,400.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Sharon L. Riney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 29th day of March, 20 02.

Katherine W. Buford
Notary Public

My Commission Expires: 11-26-05
(Affix Seal)

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE