THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19 day of June, 2002.

Notary Public
My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Michael L. Hodges
210 54th Ave., N.
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
103-03-0-037.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW LAMB and wife, JOCELYN LAMB,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **MICHAEL L. HODGES, unmarried,** hereinafter referred to as Grantee(s), his/her/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 Lot No. 1, on the Plan of Fifty-Fourth Avenue North Subdivision, of record in Plat Book 8250, Page 412, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed on May 12, 1995 to Andrew Lamb and wife, Jocelyn Lamb of record in Book 9671, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **210 54th Ave., N., Nashville, TN 37209.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 19 day of June, 2002.

Davidson County DEEDWARR
Recvd: 06/21/02 12:07 2pgs
Fees:13.00 Taxes:621.60
20020621-0075081

ANDREW LAMB

JOCELYN LAMB

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANDREW LAMB and JOCELYN LAMB**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 19 day of June, 2002.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.