Davidson County DEEDWARR
Recvd: 07/03/02 10:14 3pgs
Fees:18.00 Taxes:259.00
20020703-0080042

PREPARED BY & RETURN TO:
TRANSCONTINENTAL TITLE CO.
206 PRINCETON RD. STE. 41
JOHNSON CITY, TN 37601
303 75

WARRANTY DEED

THIS INSTRUMENT, made and entered into on this the 28 day of July, 2002, by and between LUCILE LYNN, A SINGLE WOMAN, AKA LUCILLE LYNN, Party of the First Part, and MATTHEW W. HODGE, A SINGLE MAN, Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, his heirs and assigns, the following described real estate:

SITUATED in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

FOR DESCRIPTION OF PROPERTY, SEE EXHIBIT "A", WHICH IS ATTACHED HERETO.

TAX MAP 83-13, **GROUP** ____, **PARCEL** 315.00

This conveyance is made subject to all valid restrictive covenants and easements, if any, which may be apparent from an inspection of the premises.

TO HAVE AND TO HOLD unto the said Parties of the Second Part, his heirs and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Parties of the Second Part, his heirs and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Party of the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal on this the day and date first above written.

Lucile Lynn
LUCILE LYNN, A SINGLE WOMAN

THIS INSTRUMENT
PREPARED BY
LAW OFFICES
DENNY & MILLIKEN
P. O. BOX 3586 CRS
JOHNSON CITY,
TENNESSEE
37602-3586

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, LUCILE LYNN, A SINGLE WOMAN, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 7th day of June, 2002.

JAMI GREEN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAY 29, 2005

NOTARY PUBLIC

My Commission Expires: _____

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 70,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Brandy Lynn
AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 7th day of June, 2002.

JAMI GREEN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAY 29, 2005

NOTARY PUBLIC

My Commission Expires: _____

Name and Address of Property Owner:

Matthew Hedge
1409 Lillian Street
Nashville, TN 37206

Name and Address of the Person or Entity Responsible for the Payment Of the Real Property Tax:

Same as above

EXHIBIT "A"

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. 130 IN THE LINDSLEY HOME PLAN ADDITION OF EAST NASHVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE, TENNESSEE.

SAID LOT NO. 130 FRONTS 50 FEET ON THE NORTH SIDE OF LILLIAN AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LUCILLE LYNN, BY DEED FROM ROBERT C. DONNELL, DATED AUGUST 21, 1996 AND RECORDED AUGUST 29, 1996 IN BOOK 10172, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.