40A

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, North Suite 1900,
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Raymond Carter and Nancy Grace Carter
4012 Sussex Drive
Nashville, TN 37207

SEND TAX BILL:
Raymond and Nancy Carter
4012 Sussex Drive
Nashville, TN 37207

MAP AND PARCEL:
Map 41-11; Parcel 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard O. Hodges, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Raymond Carter and wife, Nancy Grace Carter, ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Bellshire Estates, Section "A" as of record in Plat Book 2331, pages 115 and 116, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Richard O. Hodges by Deed from Ophelia R. Rawls of record in Instrument Number 20000918-0092288, said Register's Office.

This is improved property known as 4012 Sussex Drive, Nashville, TN 37207.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantees, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 5th day of February, 2003.

Davidson County DEEDWARR
Recvd: 02/12/03 15:42 2pgs
Fees:13.00 Taxes:432.16
20030212-0019645

Richard O. Hodges

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard O. Hodges, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of February, 2003.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $116,800.00.

AFFIANT

Subscribed and sworn to before me
this 5 day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03