Davidson County DEEDWARR
Recvd: 03/25/03 13:12 2pgs
Fees:13.00 Taxes:157.25
20030325-0039254

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard O. Hodges 1020 Stainback Ave. Nashville, TN 37207	Same as New Owner	Map 82-03 Parcel 341

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELISE M. DORTCH, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto RICHARD O. HODGES, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 87 on the Plan of Sharpe & Horn's First Addition, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines, 153 feet more or less, to an alley.

BEING the same property conveyed to Amos N. Dortch and wife, Elise M. Dortch, by deed from Watch Tower Bible and Tract Society of Pennsylvania and Nelda Cantrell Street, by deed of record in Book 6182, page 363, Register's Office for Davidson County, Tennessee. And, the said Amos N. Dortch died on December 10, 1998, survived by his wife, Elise M. Dortch who became vested with ownership and title to the said property in fee simple. Elise M. Dortch represents and warrants that all debts and obligations owing by Amos N. Dortch during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1020 Stainback Avenue, Nashville, Tennessee 37207.

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, the GRANTOR, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 57, page 152, said Register's Office.

And, I, the GRANTOR, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
Elise M. Dortch
ELISE M. DORTCH, a single woman

"GRANTEE"
Richard O. Hodges
RICHARD O. HODGES, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISE M. DORTCH, a single woman, and RICHARD O. HODGES, a single man, 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, at office, this the 17th day of March, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

My Commission Expires Dec. 6, 2005

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Richard O. Hodges
Affiant

Sworn to and subscribed before me, this the 17th day of March, 2003.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005