WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/03 15:54 2pgs
Fees:13.00 Taxes:518.00

20030328-0041341

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of March, 2003.

Notary Public
My Commission expires: 3/8/2006
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joe Larry Jones	SAME	172-8-A-152
712 Canterbury Road		
Samford, NC 27330		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dan G. Hodges, Jr. and wife, Susan Hodges**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joe Larry Jones**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 152 on the plan of Plat of Hunters Branch, Section One of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dan G. Hodges and wife, Susan Hodges, by deed from Bruce J. Stahlin and wife, Teresa K. Stahlin, of record in Book 11042, page 35, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6250, pages 512 and 513, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6601, page 7, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6632, Page 429, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6612, page 885, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6632, page 424, and in Book 8923, page 318, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1509 Pointer Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 21, 2003.

Dan G. Hodges Jr.

Susan Hodges

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dan G. Hodges, Jr. and wife, Susan Hodges** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 21, 2003

My commission expires: 10 6

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public