File #200310176

Davidson County DEEDWARR
Recvd: 05/02/03 16:34 2pgs
Fees:13.00 Taxes:388.13

20030502-0059240

CAROL M. CLARK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JUNE 28, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daut Fetah and wife, Fazila Fetah	Guaranty Trust Company	Map: 162-1
(NAME)	(NAME)	
251 Tusculum Road	P. O. Box 1218	Parcel: 116
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS E. HODGES, JR. AND WIFE, MARSHA H. HODGES, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DAUT FETAH AND WIFE, FAZILA FETAH, hereinafter called the GRANTEES, 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 all of Lot No. 28, on the PLAN OF TUSCULUM GARDENS, SECTION TWO, as shown by plat appearing of record in Plat Book 4885, Page 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas E. Hodges, Jr. and wife, Marsha H. Hodges by Warranty Deed dated October 8, 1976 of record in Book 5076, Page 818, said Register's Office.

This conveyance is subject to the following:
All matters as shown on plat of record in Plat Book 4885, Page 144; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 251 Tusculum Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 29th day of April, 2003.

Thomas E. Hodges, Jr.

Marsha H. Hodges

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Thomas E. Hodges, Jr. and wife, Marsha H. Hodges who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2003.

Carol M Clark

Notary Public

My Commission Expires: _____

(SEAL)

CAROL M. CLARK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027