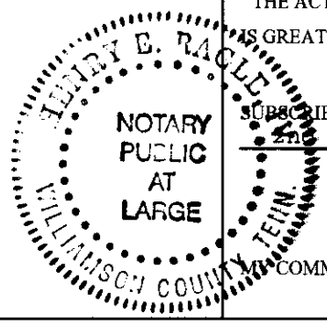
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/03 10:34 2pgs
Fees:13.00 Taxes:185.00

20030712-0097218



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: 7/31/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Ste. 205, Brentwood, TN 37027
FROM INFORMATION SOLEY PROVIDED BY THE PARTIES.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff W. Sullivan	Country Wide Home Loans	MAP 173-01
(NAME)	(NAME)	
305 Darold Court	P.O. Box 660694	PARCEL 111
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX. 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James L. Hodge and wife, Karen S. Hodge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff W. Sullivan and husband, Ashley S. Sullivan

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:

BEING Lot No. 13B of the Zone Lot Division of Lots 13, 14 and 15, on the Plan of Monte Carlo, of record in Plat Book 5200, Page 66, as amended in Book 5200, page 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James L. Hodge and wife, Karen S. Hodge by deed from G. M. Builders, Inc. of record in Book 11617, Page 948, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2003 taxes, prorated and assumed by the Grantees; all matters as shown on the plans of record in Book 5200, page 66, a amended in Book 5200, page 497; restrictions of record in Book 5304, page 888, Register's Office for Davidson County, Tennessee; and any easements located on said property; subject to the rights and claims of parties in possession; party wall for use in common with owner(s) of attached and appurtenant improvements.

unimproved ( )
This is improved (X) property, known as 305 Darold Court, Nashville, TN 37211
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 2nd day of July 2003

James L. Hodge

Karen S. Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Hodge and wife, Karen S. Hodge

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 2nd day of July 2003.

Commission expires 7/3/06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

HENRY E. RACLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO: Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211