THIS INSTRUMENT PREPARED BY:

James R. Corley
Attorney at Law
705 W. College Street
Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 08/07/03 09:35 2pgs
Fees:13.00 Taxes:832.50
20030807-0112437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND, AND 00/100 DOLLARS ($225,000.00), the receipt of which is hereby acknowledged, WE, **BETTY JOYCE ELAM GREEN, a married person, and FRANCES LORELL ELAM MOORE, a widow, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **JAMES L. HODGE, a single person, and ABAGAIL W. HINTON, a single person, as joint tenants with right of survivorship, ("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, described according to a survey by Hickerson-Miller Engineers-Surveyors, May 29, 1957, as follows:
>
> Beginning at a point in the northerly margin of U.S. Highway 70 South, 1856 feet, more or less, westerly from the northwest intersection of said Highway and Old Charlotte Road; thence with the margin of said Highway, westerly 445 feet, more or less, to a point, thence north 9 degrees, 30 minutes east, 510 feet, more or less, to an iron pin, thence north 81 degrees, 01 minutes east, 445 feet to an iron pin; thence south 9 degrees 47 minutes west 744.3 feet to the beginning and containing 6.2 acres, more or less; and,
>
> Being the same property conveyed to Ernest F. Elam and wife, Ella T. Elam by warranty deed dated May 24th, 1996 from Noah A. Green and wife, Betty Joyce Green of record in Book 10065, Page 719, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Ella T. Elam upon the death of her husband, Ernest F. Elam, by reason of their tenancy by the entirety. Also being the same property title to which vested in Betty Joyce Elam Green and Frances Lorell Elam Moore as heirs of Ella T. Elam, deceased, Affidavit of Inheritance recorded at Instrument # 20030807.0112436, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 15th day of July, 2003.

Betty Joyce Elam Green
BETTY JOYCE ELAM GREEN

Frances Lorell Elam Moore
FRANCES LORELL ELAM MOORE

I, **ALFRED GREEN**, husband of Betty Joyce Elam Green, join in the execution of this instrument for the purpose of transferring and conveying all rights, title and interest which I may have in said property by virtue of my marriage or otherwise.

Alfred Green
ALFRED GREEN

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this 15th day of July, 2003, before me personally appeared **BETTY JOYCE ELAM GREEN, FRANCES LORELL ELAM MOORE and ALFRED GREEN,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 15th day of July, 2003.

Pam R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

****

STATE OF TENNESSEE

COUNTY OF CHEATHAM

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Abagail W. Hinton
Affiant

Sworn to and subscribed to before me this 15th day of July, 2003.

Pam R. Corley
NOTARY PUBLIC

My commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

****

THIS IS IMPROVED PROPERTY KNOWN AS:
8976 Highway 70, Nashville, Tennessee 37221

MAP - 126 **PARCEL** - 009.00

ADDRESS OF NEW OWNER:

James L. Hodge and Abagail W. Hinton
8976 Highway 70
Nashville, Tennessee 37221

SEND TAX BILLS TO:

Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087