Return to: N13100

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

This Instrument was prepared by:
M. Kevin Heffelman
Nippert and Nippert
112 South Main
Ashland City, Tennessee 37015

Name and Address of New Owners:
Candace D. Johnson, an unmarried person
114 Northcrest Court
Nashville, Tennessee 37211

Persons Responsible for Taxes:
Same

Map/Parcel Number:
147-11-0-A/114.00 CO

Davidson County DEEDWARR
Recvd: 12/17/03 14:28 2pgs
Fees:13.00 Taxes:280.83
20031217-0180069

WARRANTY DEED

For and in consideration of the sum of **Ten 00/00 Dollars ($10.00)** cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **Chontel A. Gloe Bracey, a married person, and Roy K. Hodgkins, a married person**, the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto the said **Candace D. Johnson, an unmarried person** the **GRANTEE** herein, her successors and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEING Lot No. 114, on the Revised Plat of Northcrest Road, a Planned Unit Development, of record in Plan Book 6250, Page 847, (Plan Book 9700, Page 770), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Chontel A. Gloe, unmarried and Roy K. Hodgkins, unmarried, dated July 20, 1999, recorded August 05, 1999, in Book 11606, Page 949, in the Register's Office of Davidson County, Tennessee

Rowena Hines Hodgkins and Brandon Wayne Bracey join in this conveyance for the sole purpose of conveying any marital interest they may have in the above described property.

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**, it's successors and assigns, forever. And I 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 the same is unencumbered, unless otherwise herein set out. And I 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**, it's successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the
15th day of December, 2003

GRANTORS:

Chontel A. Gloe Bracey

Chontel A. Gloe Bracey

Roy K. Hodgkins

Roy K. Hodgkins

Brandon Wayne Bracey

Brandon Wayne Bracey

Rowena Hines Hodgkins

Rowena Hines Hodgkins

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 15 day of December, 2003 before me personally appeared **Chontel A. Gloe Bracey, Brandon Wayne Bracey, Roy K. Hodgkins and Rowena Hines Hodgkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

Witness my hand and seal, this 15 day of December, 2003.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$75,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roy K. Hodgkins

Affiant

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, McKenzie Heffelman, of the state and county aforementioned, personally appeared Roy K. Hodgkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the within name bargainors, and that such persons executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 15 day of December, 2003.

NOTARY PUBLIC
My Commission Expires: 7/29/2006.