40-A

Davidson County DEEDWARR
Recvd: 03/01/04 15:38 2pgs
Fees:13.00 Taxes:181.30
20040301-0023135

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Richard O. Hodges
1125 Westchester Drive
Nashville, TN 37207

SEND TAX BILL:

New Owner

MORTGAGEE:
Wilson Bank & Trust
4736 Andrew Jackson Pkwy.
Hermitage, TN 37076

MAP AND PARCEL:
MAP 71-15
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Annie Kunz Page, a widow**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard O. Hodges**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for said County, described as follows:
>
> Beginning at a point in the North margin of Eastmoreland Avenue at the corner of Lots Nos. 40 and 41; thence with a line between said lots northerly 140 feet to a point in the south margin of an alley; thence with the margin of said alley westerly 65.5 feet to a point which is 34.5 feet east of the corner of Lot Nos. 38 and 39; thence southerly 68 feet to a point which is 17 feet west of the line between Lot Nos. 39 and 40; thence westerly 7 feet to a point; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with a margin of the same, easterly 74 feet to the point of beginning.
>
> Being the same property conveyed to Campbell Page and wife, Annie Kunz Page, by Installment Deed from Ezell Dickerson, Trustee, of record in Book 5705, page 839, said Register's Office. The said Campbell Page having since died.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 127 Eastmoreland Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 2004.

Annie Kunz Page

Annie Kunz Page

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Annie Kunz Page, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of February, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $49,000.00.

Richard O. Hodges

AFFIANT

Subscribed and sworn to before me
this 27th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005