This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/08/04 08:58 3pgs
Fees:18.00 Taxes:14.43
20040308-0025870

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
MIKE SANCHEZ **117 Fain St.** **Nashville, TN 37210**	**Same**	**093-16-0 328.0**

THIS INSTRUMENT WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES WITH NO TITLE EXAMINATION BEING MADE, AND THE PARTIES HERETO HOLD THOMAS N. JONES & ASSOCIATES HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

WARRANTY DEED

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, I, **KATIE HODGES, a widow,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **MIKE SANCHEZ**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

115 FAIN STREET
MAP AND PARCEL NUMBER 093-16-0 328.0

Being the same property described in Book 0623, page 142, Register's Office of DAVIDSON COUNTY, TN. Being the same property sold at Tax Sale and described in Book 8173, page 285, Register's Office of Davidson County, Tennessee.

Being the same property more fully described in Exhibit "A" attached hereto and fully incorporated herein.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. Any liens against the property.
3. Matters revealed by title search which was not performed for purposes of recording this deed.

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, hiS heirs and assigns, forever;

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 MY HAND THIS 4th DAY OF MARCH, 2004, IN FRANKLIN, TENNESSEE.

Katie Hodges
KATIE HODGES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, KATIE HODGES, the within named bargainor(s) with whom I am personally acquainted (or whom provided evidence of her identity as Katie Hodges and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of March, 2004.

Margaret Ann Smith
Notary Public

My Commission Expires: 5/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,900.00.

Mike A Sanchez
Affiant

Sworn to and subscribed to me, the undersigned, this March 4, 2004 date in Franklin, Tennessee.

Margaret Ann Smith
Notary Public

My Commission Expires: 2/27/05

15389.2004/MS

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee, as follows:
BEING the northerly 107 ½ ft. of Lot No. 7 on the Map of the Bransford Realty Co.'s Re-Subdivision of the Weakley and Warren Re-Subdivision of Block "D", Hermitage Addition, as of record in Book 421, page 58, RODC, TN, said part of said lot fronts 33 ft. on the South side of Fain Street and extends back southerly between parallel lines 107 ½ ft. to a line.

BEING the same property sold at Tax Sale to Herman Hodges and wife, Katie Hodges by Final Decree Confirming Sale, of record in Book 8173, page 285, Register's Office of Davidson County, TN. (Herman Hodges has since become deceased, and property is now vested in his widow, Katie Hodges.)