PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(km) Title No: 45643
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/04 15:00 2pgs
Fees:13.00 Taxes:370.00
20040603-0065576

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew W. Hodge 1311 McKennie Avenue Nashville, Tennessee 37206	Countrywide Home Loans 2111 North Roan Street Suite 10 Johnson City, Tennessee 37601-3516

TAX MAP-PARCEL NUMBERS: 083-02-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Dorman**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew W. Hodge** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of John W. Love's Subdivision of Greenwood, as of record in book 332, Page 4 Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the northerly side of McKennie Avenue and runs back 174.4 feet on the westerly line and 176.2 feet on the easterly line to an alley.

Being the same property conveyed to Bessie Lafferty, a widow by deed from Thomas Hopper and wife, Martha Hopper of record in Book 5174, Page 145, said Register's Office. By Quitclaim Deed of record in Book 6191, page 491, said Register's Office, Bessie Lafferty, a widow, conveyed subject property to Michael B. Lafferty. By Quitclaim Deed of record in Book 6848, Page 5, Register's Office for said County, Michael B. Lafferty conveyed his interest in subject property to Bessie C. Lafferty. The said Bessie C. Lafferty conveyed a one-half undivided interest to Michael B. Lafferty by instrument of record in Book 7160, Page 159, said Register's Office. By Quitclaim Deed of record in Book 8053, Page 772, Michael B. Lafferty conveyed his interest in subject property to Bessie C. Lafferty. By instrument of record in Book 8077, Page 32, said Register's Office subject property was conveyed to Bessie C. Lafferty, a life estate with remainder to Adeline Lafferty Dorman. By Quitclaim Deed of record in Document No. 20030723-0103386, said Register's Office, Adeline Lafferty Dorman conveyed subject property to Patricia Dorman. The said Bessie C. Lafferty has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan, of record in Book 332 Page 4, said Register's Office.

This is improved property, known as: 1311 McKinnie Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2004.

Patricia S Dorman

Patricia Dorman

State of TENNESSEE
County of DAVIDSON

On this 27th day of May, 2004 , before me the undersigned authority, personally appeared Patricia Dorman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Sworn and subscribed before me this the 27th day of May, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public