(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 08/02/04 15:06 2pgs
Fees:13.00 Taxes:514.30
20040802-0092296

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eric A. McEnerney and Gary McEnerney
3404 Cainbrook Crossing
Antioch, TN 37013

SEND TAX BILLS TO:
P. O. Box 199114
Dallas, TX 75219-9114

MAP-PARCEL NUMBERS:
164-13-0-B-011.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond E. Hodges and wife, Rhonda M. Hodges** hereinafter referred to as Grantors, hereby transfers and conveys to **Eric A. McEnerney, an unmarried man, and Gary McEnerney**, an unmarried man, hereinafter referred to as 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, being Lot No. 11 on the Plan of Section Six, Asheford Crossing, of record in Instrument No. 200010100100374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond E. Hodges, an unmarried man, and Rhonda M. Smith, an unmarried woman by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20010601-0056801, Register's Office for Davidson County, Tennessee.

Raymond E. Hodges and Rhonda M. Smith are now married to each other and Rhonda M. Smith is n/k/a Rhonda M. Hodges.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20001010-0100374, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9651, Page 900, Book 9651, page 925, Book 10301, page 180, Book 10640, page 941, Book 10717, page 97, and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3404 Cainbrook Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 28th day of July, 2004.

Raymond E. Hodges

Rhonda M. Hodges

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond E. Hodges and Rhonda M. Hodges, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2004.

Notary Public

My Commission Expires: 11/2/07

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

10946-BP