THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/10/04 09:49 2pgs
Fees:13.00 Taxes:497.47
20041210-0147136

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Carlos Guardado 3812 Legate Court Nashville, TN 37211	NEW OWNER	133-11-136

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $134,450.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2004

Notary Public

My Commission Expires: 2/17/08

C. LEIGH WIGGINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Daryl W. Hodge and wife. Crissy Hodge** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Carlos Guardado,and wife, Dina Guardado**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County being Lot 156 on the Plan ofValley View Meadows Section 2 of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 98.42 feet on the northeasterly side of Legate Court and extends back 145.08 feet on the southwesterly line and 124.3 feet on the southeasterly line, to a dead line in the rear, measuring 113.21 feet thereon.

Being the same property conveyed to Daryl W. Hodge and wife, Crissy Hodge by Warranty Deed from John W. Bryant and wife, Barbara B. Bryant dated July 30, 2002 and filed for record in Instrument No. 20020802-0092836 Register's Office for Davdison County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 3600, page 60 Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 3812 Legate Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 23rd day of November, 2004

Daryl W. Hodge

Crissy Hodge

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Daryl W. Hodge and wife. Crissy Hodge and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 23rd day of November, 2004.

Notary Public

My Commission Expires: 2/17/08

(SEAL)

