Davidson County DEEDWARR
Recvd: 01/20/05 08:49 2 pgs
Fees:13.00 Taxes:296.00
20050120-0006963

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
James L. Hodge and Karen Hodge
313 Haywood Lane
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Evelyn M. Hodge Trust
5216 Larkway Drive
Nashville TN 37211

MAP AND PARCEL:
MAP 162-3
PARCEL 56.00
05DU-55171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Evelyn M. Hodge, Trustee, EVELYN M. HODGE TRUST, UAD April 25, 1995 hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Hodge and wife, Karen Hodge, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 194, on the Plan of Antioch Park, Section 1, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn M. Hodge, Trustee U/A/D April 25,1995, by Quitclaim Deed from Evelyn M. Hodge, a widow of record in Book 9697, Page 606, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 4460, Page 25, said Register's Office.

This is improved property known as 125 Lindy Murff Ct., 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 James L. Hodge and wife, Karen Hodge, their heirs and assigns, forever; and I, Evelyn M. Hodge, Trustee, EVELYN M. HODGE TRUST, UAD April 25, 1995 do covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 2004.

EVELYN M. HODGE, TRUSTEE, U/A/D April 25, 1995

Evelyn M. Hodge Trustee U.A.D.
Evelyn M. Hodge, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Evelyn M. Hodge, Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 30th day of December, 2004.

NIKI M. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Niki M Clark
Notary Public

My Commission expires:

Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2004.

NIKI M. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Niki M Clark
NOTARY PUBLIC
My Commission Expires:

Subscribed and sworn to before me in my Presence, this 30 **day of** Dec **2004, a Notary Public in and for the County of** Davidson **State of** TN

Niki M Clark
(Signature) Notary Public
My commission expires 11/22, 2008