Davidson County DEEDWARR
Recvd: 04/25/05 12:51 2 pg:
Fees:13.00 Taxes:425.50

20050425-0045671

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 215
Brentwood, Tennessee 37027

FROM: Winford Craig Johnson and Patricia M. Johnson, Grantors
TO: Jody M. Hodges, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Jody M. Hodges 5520 Deerway Drive Nashville, TN 37211	Same as Owner	173-1-95

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $115,000.00.

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me this the 6th day of April, 2005.

My commission expires: June 19, 2007

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Winford Craig Johnson** and **Patricia M. Johnson**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jody M. Hodges**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Monte Carlo Estates. Section Two-A, of record in Book 4955, Page 45, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Winford Craig Johnson and Patricia M. Johnson by deed, recorded December 15, 2004 in Instrument No. 20041215-0149419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

The above-described property is improved property known as: 101 Vickey Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 6TH day of APRIL, 2005.

"GRANTORS"

Winford Craig Johnson

Patricia M. Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Winford Craig Johnson the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this 6TH day of APRIL, 2005.

RUDICK J. MURPHY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission Expires: June 19, 2007

{Seal}

Notary Public

STATE OF Colorado)
COUNTY OF ~~Arapahoe~~)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Patricia M. Johnson, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Greenwood Village, ~~Tennessee~~ Colorado this 7th day of April, 2005.

My commission Expires: 9.28.07

{Seal}

NANCY E. ABEYTA NOTARY PUBLIC STATE OF COLORADO

Notary Public