WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Stephanie Lotta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 6-26-07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/05/05 09:39 2 pgs
Fees:13.00 Taxes:456.95
20050505-0050490

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeromy John Hodge	Same	Map 96
204 Riverpoint Ct.		Group 1-0-A
Nashville, TN 37214		Parcel 19-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary Mark Wiggins and wife, Leila F. Wiggins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeromy John Hodge and wife, Amy E. 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. 19, on the Plan of Riverpoint, Section Two Revision to Lots 6 - 12 and 16 - 22, of record in Plat Book 7900, Page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary Mark Wiggins by deed from Jay D. Cummings and wife, Deborah L. Cummings of record in Book 10668, Page 403, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6044, Page 545; Book 7292, Page 985; Book 6283, Page 630; Book 8675, Page 599; Book 8699, Page 932; Book 6571, Page 574, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 641, said Register's Office; (3) Easements of record in Book 2272, Page 231 and 337; Book 4806, Page 513; Book 4806, Page 517; Book 4774, Page 923; Book 5580, Page 124; Book 5990, Page 348; and Book 6283, Page 653, said Register's Office.

The said Leila F. Wiggins joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 204 Riverpoint Ct., Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 April, 2005.

Gary Mark Wiggins

Leila F. Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Mark Wiggins and wife, Leila F. Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

