RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,850.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2005.

NOTARY PUBLIC

My commission expires: 4/22/08

Davidson County DEEDWARR
Recvd: 05/12/05 13:53 2 pgs
Fees:13.00 Taxes:413.85
20050512-0053811

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James and Heather Hodge 8179 Bonnafair Drive Hermitage, TN 37076	Ownit Mortgage Solutions 11700 Great Oaks Way, Ste. 200 Alpharetta, GA 30022	**75-01-0-46**

FOR AND IN CONSIDERATION of the sum of **One Hundred Eleven Thousand Eight Hundred Fifty Dollars and Zero Cents ($111,850.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Christopher George Hooten,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **James Hodge and Heather Hodge, husband and wife** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plat of Heritage Hills, Section 12, as of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Christopher George Hooten , by Deed from George E. Hooten, of record in Instrument #20030514-0065735, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 22nd day of April, 2005.

Christopher George Hooten

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, , being by me and duly sworn (or affirmed), 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 seal, this the 22nd day of April, 2005.

Notary Public

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008