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Davidson County DEEDWARR
Recvd: 06/10/05 16:03 3 pgs
Fees:18.00 Taxes:1039.70
20050610-0066923

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:
Richard O. Hodges
454 W. Campbell Road
Goodlettsville, TN 37072

Send tax bills to:
New Owners

Map-Parcel
Map 33
Par105

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tom A. Dulworth and wife, Diane M. Dulworth,, have this day bargained and sold, and do hereby transfer and convey to the said Richard O. Hodges, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, a tract of land as shown on the plat of Thomas A. Dulwerth's 2.024 acre tract, more or less, being a part of the Agnes M. Day Tract, of record in Book 4885, page 58, said Register's Office, and described according to a survey by Ralph W. C. Lambert, dated December 13, 1975:

Beginning at an iron pin in the easterly margin of Campbell Road, said point being the northwest corner of the property conveyed to R. B. Kemper, by deed from Agnes M. Day, of record in Bock 1109, page 209, Register's Office for said County; thence with the northerly line of property conveyed to the said R. B. Kemper and partially with the northerly margin of Kemper's private drive, South 89 deg. 34 min. East 584 feet to an iron pin in the westerly line of E. M. Kemper property; thence with the westerly boundary of the Kemper Land, North 2 deg. West 150.0 feet to an iron pin; thence North 89 deg. 40 min. 08 sec. West 596.56 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin South 6 deg. 49 min. East 150.0 feet to the point of beginning, containing 2.024 acres, more or less.

BEING the same property conveyed to Tom A. Dulworth and wife, Diane M. Dulworth by Warranty Deed from Hilary E. Binkley and wife, Sharon Y. Binkley, dated October 19, 1973, and recorded on October 19, 1973, in Book 4757, page 260, said Register's Office, and by Instrument of Correction dated January 7, 1976, and filed in Book 4991, page 128, said Register's Office.

This is improved property known as 454 West Campbell Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Richard O. Hodges, his heirs and assigns, forever.

And we, Tom A. Dulworth and wife, Diane M. Dulworth, do covenant with the said Richard O. Hodges that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And we, Tom A. Dulworth and wife, Diane M. Dulworth, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard O. Hodges, his heirs and assigns against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 8th day of June 2005.

Tom A. Dulworth

Diane M. Dulworth,

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom A. Dulworth and wife, Diane M. Dulworth, the within named bargainors, 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, at office, this 8th day of June 2005.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 25, 2008

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $281,000.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of June 2005.

NOTARY PUBLIC

OLLIE MAI PARSLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.