Return to: First Title and Escrow Company, Inc.
File Number 24363 Box 9B

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $459,000.00.* Kent P. Hodges *Affiant* *Notary Public* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 20, 2005 STATE OF TENNESSEE *My commission expires:*

Name and Address of New Owner:

Charles Palmer Pillans, IV and Karen B. Pillans
2013 Kingsbury Drive
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/30/05 13:42 2 pgs
Fees:13.00 Taxes:1698.30
20050630-0075501

Send Tax Bills To:

SAME

Street Address of Subject Property:	**Map and Parcel:**
2013 Kingsbury Drive Nashville, TN 37215	144-15-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENT P. HODGES AND WIFE, SUSAN RENEE HODGES,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **CHARLES PALMER PILLANS, IV AND WIFE, KAREN B. PILLANS,** hereinafter called "**GRANTEE,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kent P. Hodges and wife, Susan Renee Hodges, by Warranty Deed from Douglas F. Milam and wife, Carol P. Milam, of record as Instrument No. 20010604-0057636, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County property taxes for the year 2005 which have been prorated between the parties and assumed by Grantees;

2. All matters shown on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee; and

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of June, 2005.

Kent P. Hodges
KENT P. HODGES

Susan Renee Hodges
SUSAN RENEE HODGES

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENT P. HODGES AND WIFE, SUSAN RENEE HODGES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Brentwood, Tennessee, the day and year first above written.

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires September 24, 2005 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expir

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