THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

488.40
13

Davidson County DEEDWARR
Recvd: 07/05/05 11:00 2 pgs
Fees:13.00 Taxes:488.40
20050705-0076705

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Djuana L. Hodges	Same as Owner	Map: 148-12
4508 Dowdy Drive		Group:
Antioch, TN 37013		Parcel: 248

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, **Denny W. King and wife, Connie Lee King**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Djuana L. Hodges**, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in of Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hazelwood, Section 18, of record in Book 5190, page 301, Register's Office for said County.

Said Lot No. 47, which is a corner lot, fronts 60.0 feet on the northeasterly margin of Dowdy Drive and fronts 84.00 feet on the northwesterly margin of Terragon Trail, said frontages being joined by a curve having a length of 39.27 feet, and extends back 85.0 feet on the northeasterly line and 109.00 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Denny W. King and wife, Connie Lee King by deed from R. B. Woodroof and wife, Margrette D. Woodroof, filed in Book 5691, page 98, Register's Office for said County.

This is improved property known as: 4508 Dowdy Drive, Antioch, TN 37013

THIS conveyance is subject to restrictive covenants filed in Book 3957, page 552 and Book 5336, page 641, said Register's Office; and all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 29th day of June, 2005.

Denny W. King

Connie Lee King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2005, before me personally appeared DENNY W. KING and wife, CONNIE LEE KING, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2005.

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

Notary Public

My Commission Expires:

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Sworn to and subscribed before me
this 29th day of June, 2005.

Tabatha Edwards
Notary Public
My Commission Expires:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007