Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/29/05 09:56 2 pgs
Fees:13.00 Taxes:481.00

20050829-0102935

ATT VIXAYVONG
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 11/24/2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Jennifer Ellis
Affiant

Subscribed and sworn to before me, this 26th day of August, 2005.

Notary Public
My commission expires:

04-0508-52213

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Andrew B. Hodge | Countrywide Home Loans | 133-15-0 |
| 348 Foxglove Drive | 1520 Memorial Blvd. Suite 104 | 016.00 |
| Nashville TN 37211 | Murfreesboro, TN 37129 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jesus G. Navarro and Rosie Navarro, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew B. Hodge and wife, Madeline C. Hodge, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Highview Acres, of record in Book 2331, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Parker and Terry L. Newton, both unmarried by deed from Rita Breece, Temporary Guardian for Maudie Norman, dated February 11, 1999, of record in Book 11341, Page 183, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jesus G. Navarro and Rosie Navarro, husband and wife by deed from Deborah Parker and Terry L. Newton, both unmarried, dated March 29, 2005, of record in Instrument No. 20050406-0037475, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 348 Foxglove Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of August, 2005.

Jesus G. Navarro

Rosie Navarro

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesus G. Navarro and Rosie Navarro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26th day of August, 2005.

State of Tennessee at Large

My Commission expires

ATT VIXAYVONG
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 11/24/2008