This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 12/20/05 12:33 3 pgs
Fees:18.00 Taxes:754.80

20051220-0152542

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BRENDA K. ECKHART, UNMARRIED**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **MATTHEW COLE HODGES AND WIFE, ASHLEY P. HODGES** hereinafter "Collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

BEING LOT NO. 48 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE ELEVEN, OF RECORD IN BOOK 9700, PAGE 949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO BRENDA K. ECKHART AND MARGARET L. BOAZ, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC., AS RECORDED APRIL 9, 2001 IN INSTRUMENT NO. 20010409-0034306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO CONVEYED TO BRENDA K. ECKHART BY QUITCLAIM DEED OF MARGARET L. BOAZ DATED OCTOBER 31, 2002 AND RECORDED DECEMBER 13, 2002 IN INSTRUMENT NO. 20021213-0153913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 161-10-0-B-202

This property is known as: 5245 Village Way, Nashville, TN 37211

Subject to Restrictive Covenants contained in the instruments of record in Book 6143, Page 11, amended in Book 6393,Page 495; Book 8507, Page 831; Book 11526, Page 579 and Instrument No. 20006060056066; Charter of HOA of record in Inst. No. 200006060056067; Open spaces to Homeowners Assoc. in Instrument No. 200012140122894; Easements of record in Book 110076, Page 537; Book 110076, Page 661 (egress and ingress) and Book 11526, Page 579; Water Main Easement of record in Book 8197, Page 338; Stormwater Detention Easement of record in Book 11078, Page 919; All matters shown on the Plat of record in Plat Book 9700, Page 947, Davidson County, TN, Register of Deeds.

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$204,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of December, 2005

Affiant

Brenda K. Eckhart

Type or Print Name

(Seal)

Notary Public

My commission expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

W Davis

Type or Print Name

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 19th day of December, 2005.

Grantor
Brenda K. Eckhart

STATE OF Tennessee

COUNTY OF Williamson

On this 19th day of December, 2005, before me personally appeared Brenda K. Eckhart to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Brenda K. Eckhart
3106 Bellwood St.
Nashville, TN 37203

Grantee(s) Name, Address, phone:
Matthew Cole Hodges and Ashley P. Hodges
5245 Village Way
Nashville, TN 37221

SEND TAX STATEMENTS TO :
GRANTEE