STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/27/05 13:50 2 pgs
Fees:13.00 Taxes:492.10
20051227-0154068

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marcelino Galarza
5070 Ridge Road
Joelton, Tennessee 37080

SEND TAX BILLS TO:
Marcelino Galarza
5070 Ridge Road
Joelton, Tennessee 37080

MAP-PARCEL NUMBERS:

028-00-0-131.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Hodges hereinafter referred to as Grantors, hereby transfers and conveys to Marcelino Galarza, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being a portion of the Benjamin R. Pulley Property located in the 14th Civil District, Davidson County, Tennessee; and tract land improvements property being described in Book 5004, Page 534, Register's Office, survey made by John Kohl & Co., dated March 22, 1985, described as follows:

Beginning at an iron pin on the North margin of Ridge Road and the original S.E. corner of the Pulley thirty acre tract thence; leaving the Road N 4 deg. 45 min. E (generally with an old established fence line and a row of trees) (and crossing a hollow) 798.0 feet to an iron pin, and an iron water pipe 3 feet high on the North hillside and approximately 5 feet East of fence line thence; N 82 deg. 30 min. W. (with an established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the North side of hollow thence; leaving the fence line and crossing the hollows and dag. 45 min. X 900.0 feet with a marked line iron pin driven on line one in edge of clearing the other in woods to an iron pin on the North margin of Ridge Road thence; with the North margin of Ridge Road N 68 deg. 30 min. X 150.0 feet to an iron pin approximately 3 feet East of corner fence post the point of beginning.

Being the same property conveyed to Richard Hodges by Deed from Mortgage Electronic Registration Systems, Inc. of record in Instrument No. 20050516-0054654, Register's Office for Davidson County, Tennessee, dated May 3, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5070 Ridge Road, Joelton, TN 37080.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 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 19th day of December, 2005.

Richard Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard Hodges, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD H. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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