Davidson County DEEDWARR
Recvd: 12/28/05 10:00 2 pgs
Fees:13.00 Taxes:281.20
20051228-0154965

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
James L. Hodge and Karen S. Hodge
2409 Cruzen St.
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-16
PARCEL 5.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jim Hodge, Successor Trustee. Creager Joint Revocable Trust, U/A/D Dec. 2, 1994, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James L. Hodge and Karen S. Hodge, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 38, on the Plan of Highview Acres, of record in Plat Book 2331, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to J. R. Creager, Jr., and wife, Fannie Bea Creager, Trustees, U/A/D, Dec. 2, 1994, (both now deceased), by Quitclaim Deed from Fannie Bea Creager of record in Book 9539, Page 668, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2133, Page 46, said Register's Office.

Taxes for 2005 have been paid.

This is improved property known as 4847 Aster, 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 James L. Hodge and Karen S. Hodge, married, their heirs and assigns, forever; and I, Jim Hodge, Successor Trustee 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 I 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 whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of December, 2005.

Creager Joint Revocable Trust, U/A/D Dec. 2, 1994

Jim Hodge, Successor Trustee

Jim Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jim Hodge with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 21st day of December, 2005.

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 3/22/2008

~~My Commission Expires: 3/22/2008~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.