Davidson County DEEDWARR
Recvd: 02/02/06 10:54 2 pgs
Fees:13.00 Taxes:439.56

20060202-0012909

WARRANTY DEED

G-PMF-06-1409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,800.00

Martha E. Weaver
Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 22, 2008 (AFFIX SEAL)

ADAM LAVOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha E. Weaver	Countrywide Bank	
1409 Lillian Street	(NAME) 750 Old Hickory Blvd #180	83-13-315.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, Tn 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW W. HODGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTHA E. WEAVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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. 130 IN THE LINDSLEY HOME PLAN ADDITION OF EAST NASHVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE, TENNESSEE.

SAID LOT NO. 130 FRONTS 50 FEET ON THE NORTH SIDE OF LILLIAN AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW W. HODGE, A SINGLE MAN BY WARRANTY DEED FROM LUCILE LYNN, A SINGLE WOMAN AKA LUCILLE LYNN, RECORDED ON THE 3RD DAY OF JULY, 2002 IN INSTRUMENT NO. 20020703-0080042, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 2, Page 92, said County; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1409 Lillian Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of January, 2006.

Matthew W. Hodge

STATE OF Tennessee
COUNTY OF Davidson

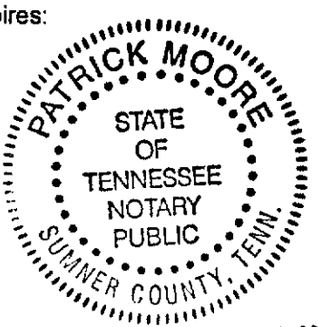
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew W. Hodge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903