THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25425-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2006. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Walter Miles Warfield, Jr. 210 54th Avenue North Nashville, TN 37209	Pinnacle National Bank 211 Commerce Street Nashville, TN 37201	Map No.103.03-0 Parcel No. 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Hodges, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Miles Warfield, Jr., married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 210 54th Avenue North, Nashville, TN 37209

Tina Hodges, the spouse of Michael L. Hodges, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Michael L. Hodges.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2006.

Michael L. Hodges

Tina Hodges

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Hodges and Tina Hodges**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2006.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/07/06 15:04 2 pgs
Fees:13.00 Taxes:962.00

20060607-0067786

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Fifty-Fourth Avenue North Subdivision, as of record in Plat Book 8250, page 412, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Hodges, unmarried by Deed dated June 19, 2002 from Andrew Lamb and wife, Jocelyn Lamb of record in Instrument No. 20020621-0075081, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 8250, page 412, Register's Office for Davidson County, Tennessee.
3. Grant of Temporary Easement of record in Book 9671, page 617, Register's Office for Davidson County, Tennessee.