WARRANTY DEED

G-VRE-06-1215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael P. Hodges	First Horizon Home Loan	
223 Carden Ave. (ADDRESS)	(NAME) 1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	82-13-162.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Irving, TX 75038 (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 BRENT HORST, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL P. HODGES AND NANCY I. HARRINGTON, AS TENANTS BY THE ENTIRETY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 33 1/3 FEET OF LOT NO. 119 ON THE MAP OF DAVID T. MCGAVOCK'S PLAN OF LOTS, AS OF RECORD IN BOOK 10, PAGE 606 AND 607, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 199 FRONTS 33 1/3 FEET ON THE WESTERLY SIDE OF 7TH AVENUE NORTH, FORMERLY VINE STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 152 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRENT HORST, UNMARRIED BY WARRANTY DEED FROM PROFESSIONAL MARKETING SERVICES, INC., RECORDED ON THE 7TH DAY OF JULY, 1999 IN DEED BOOK 11561, PAGE 972, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record inBook 10, pages 606 and 607, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1215 7th Avenue North, Nashville, Tennessee 37208
(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 22nd day of June, 2006.

Brent Horst

Davidson County DEEDWARR
Recvd: 06/27/06 13:08 2 pgs
Fees:13.00 Taxes:945.35

20060627-0076780

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent Horst, 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 22nd day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903