Davidson County DEEDWARR
Recvd: 07/06/06 15:21 2 pgs
Fees:13.00 Taxes:499.50
20060706-0081222

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Jody M. Hodges, Grantor
TO: Jonathan Grady and David H. Lindley, Jr., Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Jonathan Grady and David H. Lindley, Jr. 101 Vickey Court Nashville, TN 37211	Same as Owner	173-1-95

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of June, 2006.

My commission expires: June 19, 2007

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Jody M. Hodges, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Jonathan Grady and David H. Lindley, Jr., hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Monte Carlo Estates. Section Two-A, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jody M. Hodges by deed, recorded 04/25/2005 in Instrument No. 20050425-0045671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **101 Vickey Court, Nashville, TN 37211**.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 16th day of June, 2006.

"GRANTOR"

Jody M. Hodges

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jody M. Hodges, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

~~WITNESS~~ my hand and official seal at Brentwood, Tennessee this 16TH day of June, 2006.

My commission Expires: June 19, 2007

Notary Public

{Seal}

RUDICK J. MURPHY NOTARY PUBLIC AT LARGE WILLIAMSON CO.