File Box 30

Davidson County DEEDWARR
Recvd: 08/30/06 12:08 2 pgs
Fees:13.00 Taxes:1480.00

20060830-0107172

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $400,000.00.

Subsribed and sworn before me this the 28th day of August, 2006.

(Affix Seal)

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600581
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Frank M. Hodges, III and wife, Michele D. Hodges
4605 General Lowrey Drive
Nashville, TN 37215

Send tax bills to:
AmSouth
2050 Parkway Office Circle
Birmingham, AL 35244

Map 131-10 Parcel 40

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brian Boxell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Frank M. Hodges, III and wife, Michele D. Hodges

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 113 on the plan of Section Two First Addition Seven Hills as shown on plat of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Brian Boxell, unmarried by Warranty Deed dated June 23, 2000 of record in Instrument Number 20000627-0063633, said Register's Office. The said Brian Boxell has since married Carole D. Boxell.

Carole D. Boxell, wife of Brian Boxell, joins in the execution of this instrument for the purpose of relinquishing all of her marital interest in the above described property.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4605 General Lowrey Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of August, 2006.

Brian Boxell

Carole D. Boxell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Brian Boxell and wife, Carole D. Boxell, the bargainors, 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 and official seal, this 28th day of August, 2006.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2008