WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of October, 2006

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONSTANCE A. SINCLAIR, UNMARRIED	Same as new owner	181-01-0
(NAME) 925 Halycon Ave	(NAME)	338.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KEITH D. HODGES AND WIFE, BETH DONAGHEY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CONSTANCE A. SINCLAIR, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being the westerly 50 feet of Lot No. 27 on the Plan of Noel's Idlewild of record in Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Halcyon Avenue and runs back 150 feet, more or less, on the easterly line and 151 feet on the westerly line, with the easterly margin of 10th Avenue South, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to KEITH D. HODGES AND BETH DONAGHEY, HUSBAND AND WIFE by Deed from GRAND CAPITAL INVESTMENTS, LLC of record in Instrument No. 20040914-0110873, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 11/03/06 08:57 2 pgs
Fees:13.00 Taxes:1461.50

20061103-0136660

BEING unimproved / Improved property known as: 925 Halycon Ave, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 31st day of October, 2006.

KEITH D. HODGES

BETH DONAGHEY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEITH D. HODGES AND WIFE, BETH DONAGHEY**, the bargainor(s), 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 at Brentwood, Tennessee, this 31st day of October, 2006.

My Commission Expires: 03/31/07

Notary Public