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. 25983-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $935,000.00. Affiant Subscribed and sworn to before me this 10th day of November, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Michael L. Hodges, Tina K. Hodges 921 Kirkwood Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.118.05-0 Parcel No. 123.00

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, **Matthew C. Rollings**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Hodges and wife, Tina K. Hodges** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 921 Kirkwood Avenue, Nashville, TN 37204

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 10th day of November, 2006.

Matthew C. Rollings

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 10th day of November, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/14/06 14:47 2 pgs
Fees:13.00 Taxes:3459.50

20061114-0141499

EXHIBIT "A"

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 28 on the unrecorded Map showing a subdivision of part of the Vaulx Lands, made by Erle Drake, County Surveyor for Davidson County, July 1, 1921, and described as follows:

Beginning at the southwest corner of Kirkwood Avenue and Craig Avenue, and running thence westerly with the southerly margin of Kirkwood Avenue 180 feet; thence southerly and parallel with Craig Avenue 234 feet to a point; thence easterly 180 feet to the westerly margin of Craig Avenue; thence northerly with the westerly margin of said Avenue 234 feet to the beginning.

Being the same property conveyed to Matthew C. Rollings, unmarried and Carrie G. Woolpert, unmarried, as joint tenants with right of survivorship by Deed dated November 19, 2003 from Pamela Jane Hooper Hanna, Trustee of the Neva J. Hooper Irrevocable Trust of record in Instrument No. 20031126-0171986, Register's Office for Davidson County, Tennessee. Carrie G. Woolpert conveyed her interest in the property to Matthew C. Rollings by Quitclaim Deed of record as Instrument No. 20051130-0144028, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.