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. 26024-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me this 17th day of November, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Nicholas Gene Peterson Misty Lauren Peterson 5023 Manuel Drive Nashville, TN 37211	**Send Tax Bills To:** First Horizon Home Loan Corp. 2525 West End Ave., #400 Nashville, TN 37203	**Tax Information:** Map No.146.12-0 Parcel No. 068.00

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, **Frank M. Hodges, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Gene Peterson and wife, Misty Lauren Peterson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5023 Manuel Drive, Nashville, Tennessee 37211

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.

Michele Hodges joins in this conveyance to convey any and all marital interest she may have in the above described property.

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 17th day of November, 2006.

Frank M. Hodges, III

Michele Hodges

Davidson County DEEDWARR
Recvd: 11/28/06 13:36 2 pgs
Fees:13.00 Taxes:714.10
20061128-0146754

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 17th day of November, 2006.

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Crievewood, as of record in Plat Book 2331, page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frank M. Hodges, III, married by Deed dated October 28, 1997 from Louise White Crocker, unmarried of record in Book 10671, page 458, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Marjorie Martin Hodges of record in Book 10671, page 470, said Register's Office.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, page 99, Register's Office for Davidson County, Tennessee.