Davidson County DEEDWARR
Recvd: 03/20/07 12:34 2 pg
Fees:13.00 Taxes:1461.50

20070320-0033827

WARRANTY DEED

G-VRE-07-1830

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Peterson Vance Cobb by Kristy Bishop Attorney-in-fact
Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peterson Vance Cobb	AmTrust Mortgage Corp	
1830 Primrose Avenue (ADDRESS)	100 Glenridge Point Pkwy (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	117-4-339.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT MITCHELL HODGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETERSON VANCE COBB, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 OF BLOCK "A" ON THE PLAN OF BELMONT TERRACE ANNEX NO. 4, AS OF RECORD IN BOOK 974, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT MITCHELL HODGE BY WARRANTY DEED FROM MARGUERITE R. HAYS, MARRIED AND JAMES W. HAYS, RECORDED ON THE 1ST DAY OF JUNE, 2000 IN 20000601-0054403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KRISTINA GREENE HODGE JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1830 Primrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 genders.

Witness my/our hand(s) this 15th day of March, 2007.

Scott Mitchell Hodge

Kristina Greene Hodge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Mitchell Hodge, and Kristina Greene Hodge the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903