THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08050442** Davidson County DEEDWARR Recvd: 07/09/08 14:04 2 pgs Fees:13.00 Taxes:2164.50 20080709-0070629	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2008. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: James Epstein 1304 Villa Place Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID: 105-5-9.00

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, **Scott Mitchell Hodge and wife, Kristinia Greene Hodge** (Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James Epstein and wife, Sherry Lynn Baird**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF THE SUBDIVISION OF LOTS NOS. 37 AND 52 O.B. HAYES ROKEBY ADDITION, BEING PART OF LOT NO. 37, AS OF RECORD IN BOOK 547, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS: SAID LOT NO. 5 FRONTS 59 FEET ON THE EASTERLY SIDE OF VILLA STREET AND RUNS BACK 152 FEET 10 INCHES ON THE SOUTH LINE OF AN ALLEY, AND SHOWS 60 FEET 7 INCHES ON SAID ALLEY. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ROGER FOLSOM AND WIFE, SANDRA FOLSOM TO SCOTT MITCHELL HODGE AND WIFE, KRISTINIA GREENE HODGE AS RECORDED ON THE 3RD DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050103-0000342 AND WARRANTY DEED FROM RODNEY D. BUCKLE TO ROGER FOLSOM AND WIFE, SANDRA FOLSOM AS RECORDED ON THE 16TH DAY OF NOVEMBER, 1999 IN BOOK 11744, PAGE 97, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1304 Villa Place Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of July, 2008.

Scott Mitchell Hodge

Kristinia Greene Hodge by Scott Mitchell Hodge Attorney in Fact
Kristinia Greene Hodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Mitchell Hodge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

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, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Kristinia Greene Hodge,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner