BILL GARRETT, Davidson County
Trans:T20090042188 DEEDWARR
Recvd: 06/24/09 13:13 4 pgs
Fees:23.00 Taxes:1123.88
20090624-0058762

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sam D. Hodges, III 323 Union Street, Suite 400 Nashville, Tennessee 37201	Same	Map 146-10 Parcel No. 45

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARY ANN HODGES,** an unmarried person (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SAM D. HODGES, III** (the "Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantor's hand, this 20th day of March, 2009.

Mary Ann Hodges
MARY ANN HODGES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MARY ANN HODGES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2009.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 1-23-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $303,750.00.

Dan D. Hodges III
Affiant

Subscribed and sworn before me this 20th day of March, 2009.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1-23-10

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plan of Forest Park Subdivision of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 25 fronts 135.0 feet on the southerly side of Evansdale Drive and runs back on the easterly line 330.2 feet and on the westerly line 330.0 feet to a dead line in the rear on which it measures 134.2 feet.

Being the same property conveyed to Sam D. Hodges and wife, Mildred W. Hodges, by deed from Estes-Taylor Company, of record in Book 3829, page 746, re-recorded in Book 3835, page 762, all in the Register's Office for Davidson County, Tennessee. Sam D. Hodges died January 21, 1984, resulting in the above described property being vested in entirely in Mildred W. Hodges. Mildred W. Hodges, subsequently died on July 21, 2001. Pursuant to the Last Will and Testament of Mildred Wilhoite Hodges (being one and the same as Mildred W. Hodges), filed of record in Office of the Circuit Court Clerk for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Probate Number 01P-1251, Mildred W. Hodges' interest in the Property was subsequently vested in Mary Ann Hodges. To create a recorded chain of title consistent with the vesting pursuant to the aforesaid Last Will and Testament, Sam D. Hodges, III, Executor of the Estate of Mildred Wilhoite Hodges executed an Executor's Quitclaim Deed to Mary Ann Hodges, of record at Instrument No. *20090024-0058761, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2009, a lien not yet due and payable.

2. Easement for construction and maintenance of water system set out in Instrument recorded in Book 909, page 337, in the Register's Office for Davidson County, Tennessee.

3. Agreement contained in instrument of record in Book 3162, page 513, said Register's Office.

4. Ten foot public utility easement and conditions of owners certificate shown on plan of record in Book 2900, page 122, said Register's Office.

5. Restrictive covenants contained in instrument recorded in Book 3429, page 111, said Register's Office.