BILL GARRETT, Davidson County
Trans:T20120014285 DEEDWARR
Recvd: 02/28/12 08:51 2 pgs
Fees:13.00 Taxes:869.50
20120228-0017004

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2012. Notary Public My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James C. Ray Sara L. Ray	SUBC Mortgage Corporation	
1506 Saunders Avenue	9311 San Pedro, Suite 110	051-11-39.00
Madison, TN 37115	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH D. HODGES, AND WIFE BETH DONAGHEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA L. RAY AND JAMES C. RAY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of the Subdivision of the Herbert Anderson Tract as of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Saunders Avenue (formerly Roberta Avenue), said point being 125.0 feet southerly of the common easterly corner of Lots Nos. 12 and 13; thence westwardly and parallel with the line between Lots Nos. 12 and 13, 220.0 feet to a point; thence southwardly and parallel with Saunders Avenue, 100.0 feet to a point; thence eastwardly and parallel with the line between Lots Nos. 12 and 13, 220.0 feet to a point in said westerly margin of Saunders Avenue; thence northwardly with said margin 100.0 feet to the point of beginning.

Being the same property conveyed to Keith D. Hodges and wife Beth Donaghey by deed from Donald R. Jones and wife Leigh Smith Jones of record in Instrument 200611010135796, Register's Office for Davidson County, Tennessee, dated October 31, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1506 Saunders Avenue, Madison, TN 37115.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2012.

Keith D. Hodges by Beth Donaghey attorney in fact

Keith D. Hodges
by Beth Donaghey, his attorney in fact

Beth Donaghey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beth Donaghey, individually and as attorney in fact for Keith D. Hodges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2012.

S. T. M.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013