WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **9TH DAY OF OCTOBER, 1998.** Notary Public MY COMMISSION EXPIRES: May 26, 2002. (AFFIX SEAL)

BOOK 11156 PAGE 738

Box 1

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothier Nelson	**Century Mortgage Corp.**	**58-11-65**
(NAME)	(NAME)	
3820 Lunn Drive	**Two International Drive, Suite 507**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ida Mae Penn and Marvin O'Daniel and Alfred O'Daniel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothier Nelson, unmarried and James T. Matthews, unmarried as joints tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 138 on the Plan of Royal Hills Section 1 of record in Plat Book 4675, Page 73, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James L. O'Daniel and wife, Inez A. O'Daniel by deed of record in Book 5420, Page 534, Register's Office for Davidson County, Tennessee. Inez A. O'Daniel predeceased James L. O'Daniel. James L. O'Daniel having been deceased leaving as his sole heirs Chester O'Daniel and Ida Mae Penn, reference will Docket #96P-1919 Davidson County Probate Court. Chester O'Daniel having been deceased leaving as his sole heirs Marvin O'Daniel and Alfred O'Daniel reference Court Order in Docket #96P-1919 Davidson County Probate Court.

This instrument is executed on behalf of Ida Mae Penn and Marvin O'Daniel and Alfred O'Daniel by Kenneth Crawford as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11156 Page 735, in the Register's Office for Davidson County, Tennessee.
and Book 11156, Page 732 and Book 11156, Page 737.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3820 Lunn Drive, Nashville, TN 37218**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

04999997
RECEIVED FOR REFERENCE
98 OCT 15 AM 9:37
REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **9th day of October, 1998**.

Alfred O'Daniel by Kenneth Crawford his Attorney-in-fact

Ida Mae Penn by Kenneth Crawford her attorney-in-fact

Marvin O'Daniel by Kenneth Crawford his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10/9/98 before me personally appeared Kenneth Crawford, the person who executed the foregoing instrument on behalf of Ida Mae Penn and Marvin O'Daniel and Alfred O'Daniel, and acknowledged that he executed the same as the free act and deed of the said Ida Mae Penn and Marvin O'Daniel and Alfred O'Daniel, through Power of Attorney granted him, by the said Ida Mae Penn and Marvin O'Daniel and Alfred O'Daniel.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:

3667 10/15 0101 03CHECK 323.65

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11156 PAGE 740

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84500.00
CAMT 84500.00
ERR CO
CAMT 84500.00-
CON TX 312.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 323.65
CHECK 323.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/15/98 01 09:39 0001 3667

0499997
IDENTIF. & REFERENCE

98 OCT 15 AM 9:37

JILL G... REGISTER
DAVIDSON COUNTY, TN.

No. 1358898