Prepared by
John S. Shawhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
John S. Shawhan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1999.
Deputy Register

M&P
104-9-82

A298-10
R298-04

QUITCLAIM DEED

BOOK 11613 PAGE 448

THIS QUITCLAIM DEED, Executed this 21 day of June , 1999 (year),

by first party, Grantor, Stephen A. Oden

whose post office address is 5513 Seesaw Road, Nashville, TN 37211

New Owner & Jan Bill

to second party, Grantee, Janice S. Oden

whose post office address is 3617 Central Avenue, Nashville, TN 37205

WITNESSETH, That the said first party, for good consideration and for the sum of ---------- One ---------- Dollar ($1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

The house, garage and property located at 3617 Central Avenue.
See exhibit "A"

PICK-UP

99 AUG 10 AM 10:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0622538
IDENTIF. ➔ REFERENCE

AKHH

(1)

Rev. 6/98

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

4189 08/10 0101 03CHECK 14.00

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Linda C. Cook
Signature of Witness

Linda C. Cook
Print name of Witness

Signature of Witness

Print name of Witness

Stephen A Oden
Signature of First Party

Stephen A. Oden
Print name of First Party

Signature of First Party

Print name of First Party

State of TN }
County of DAVIDSON
On 6-21-99 before me, Keith Brown
appeared Stephen A. Oden
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Keith Brown
Signature of Notary

My Commission Expires Jan. 26, 2002

Affiant _____Known ✓ Produced ID
Type of ID TN Drivers license
(Seal)

State of }
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Exhibit A

WARRANTY DEED

BOOK 5671 PAGE 651

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Allen Oden and wife, Janice Shapard Oden	SAME	104-9-82
(NAME)	(NAME)	
3617 Central Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by Stephen Allen Oden and wife, Janice Shapard Oden and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Stephen Allen Oden and wife, Janice Shapard Oden have assumed and agree to pay the unpaid balances of original indebtednesses in the amounts of $38,500.00 and $12,919.20, secured by deeds of trust of record in Book 5160, page 10, and Book 5428, page 304, Register's Office for Davidson County, Tennessee, respectively,

Thomas Priest Teasley, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen Allen Oden and wife,

Janice Shapard Oden

the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the map of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for said County.
Said Lot No. 140 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Thomas Priest Teasley by deed from William Paul Stubbs and wife, Gail Yvonne Stubbs, of record in Book 5160, page 8, Register's Office for said County.

BOOK 11613 PAGE 450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,500.00

Subscribed and sworn to before me, this the 29th day of Oct 19 80

Affiant

My commission expires 11/8/84 (Affix Seal)

Notary Public

This is improved XX unimproved ( ) property, known as 3617 Central Avenue, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

We never 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 our hands this 27 day of October 19 80 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas Priest Teasley

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED