Davidson County DEEDWARR
Recvd: 12/27/00 10:40 2pgs
Fees:11.00 Taxes:455.10
20001227-0126025

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Odessa Maxwell
4343 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 75-11
PARCEL 27.00
4D-24771

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Larry Joe Yoder, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Odessa Maxwell, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 445, on the Plan of Highlands of Tulip Grove, of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry Joe Yoder, a single person, by deed from Secretary of Veterans Affairs of record in Instr: 200002250018713, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4793, Page 157; Book 4880, Page 375, and such easements and setback lines of record in Plat Book 4675, Page 93, said Register's Office. Taxes for 2000 have been pro-rated and paid.

This is improved property known as 4343 Baton Rouge Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Odessa Maxwell, her heirs and assigns, forever; and I, Larry Joe Yoder, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of December, 2000.

Larry Joe Yoder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry Joe Yoder, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 123,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001