Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti & McCaskill, PLLC
Attorneys at Law
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Nashville, TN 37203
(615) 320-3225

Davidson County DEEDWARR
Recvd: 02/21/01 09:56 2pgs
Fees:11.00 Taxes:9.25
20010221-0016037

Name and Address of Property Owner:

Frances Ruth Gaddis
839 Summerly Drive
Nashville, TN 37209

Send Tax Bills to:

Frances Ruth Gaddis
839 Summerly Drive
Nashville, TN 37209

Property Address:

Oceola Avenue
Nashville, TN 37209

Map/Parcel #:

103-2/96

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of **February, 2001** between **Larry N. Farrell,** GRANTOR, and **Frances Ruth Gaddis,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Commencing at the intersection of the southerly right of way (25' R.O.W.) of Maudina Avenue and the westerly right of way (25' R.O.W.) of Oceola Avenue, thence with said right of way of Oceola Avenue, S 06°09'24" E, 123.27' to a point in the center of a natural drain at the southeasterly corner of P. Pallapothu as recorded in deed book 6542, page 491, R.O.D.C., said point being the point of beginning of herein described parcel; thence continuing with said right of way, S 06°09'24" E, 75.40' to an iron pin found at the northeasterly corner of Shelby Propst as recorded in deed book 9648, page 967, R.O.D.C.; thence with the northerly line of Propst, S 80°30'50" W, 74.38' to an iron pin found at the southeasterly corner of Betty White as recorded in deed book 8463, page 152, R.O.D.C.; thence with White, N 08°23'37" W, 40.70' to a point in the centerline of said drain at the southwesterly corner of said Pallapothu; thence with Pallapothu's southerly line and said drain, N 56°35'54" E, 85.31' to the point of beginning. Containing 0.10 acres, more or less, as surveyed by Arrowhead Survey on February 7, 2001.

Being the same property conveyed to Larry N. Farrell, by Final Decree from Claudia C. Bonnyman, Clerk and Master of record in Book 9223, Page 579, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest B. Talley and wife, Janie Tyree Talley by deed from Herbert W. Talley and wife, Kathleen H. Talley, of record in Book 2280, Page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Property Address: Oceola Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 16th day of February, 2001.

Larry N. Farrell

Larry N. Farrell
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Larry N. Farrell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this the 16th day of February, 2001.

Claudia M. McCool
Notary Public

My Commission Expires: 5-30-2004

CLAUDIA M. McCOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$2,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of February, 2001.

Claudia M. McCool
Notary Public

My Commission Expires: 5-30-2004

CLAUDIA M. McCOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN