WARRANTY DEED

N-TITAN-01-2030

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Odell M. Odom
Affiant

Subscribed and sworn to before me, this 5th day of June, 2001

Notary Public

MY COMMISSION EXPIRES: 11-21-04
(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Odell Odom	America's Wholesale Lender	
203 Cedarwood Courtyard Lane (ADDRESS)	8501 Fallbrook Avenue (ADDRESS)	43-02-A-203
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	West Hills, CA 91304 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KRISTEN M. WELLS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ODELL ODOM, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 203, on the plan of resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common acreas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete description.

Being the same property conveyed to Kristen M. Wells by Deed dated March 27, 1998, filed for record on March 31, 1998 in Book 10862, Page 605, Register's Office for Davidson County, Tennessee. Gaither C. Bagsby, Jr. joins in this conveyance for the purpose of conveying any marital rights he has to the property. This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 6119, Page 402, Book 5495, Page 661, Book 5302, Page 546, Book 5669, Page 132, Book 6053, Page 422, Book 6216, Page 434, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 203 Cedarwood Courtyard Lane, Madison, Tennessee 37115
(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.

Witness my/our hand(s) this 5th day of June, 2001.

Kristen M. Wells
Kristen M. Wells
aka Kristen Wells-Bagsby

Gaither C. Bagsby Jr. by Kristen Wells
Gaither C. Bagsby Jr. Attorney in fact

Davidson County DEEDWARR
Recvd: 06/19/01 14:53 3pgs
Fees:15.00 Taxes:271.95

20010619-0065054

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Kristen M. Wells , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of June, 2001.

My Commission Expires: 11/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 5th day of June, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

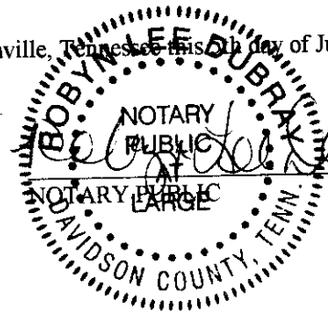
☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of June, 2001, before me personally appeared Kristen Wells-Bagsby to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gaither Bagsby and who acknowledged that she executed the same as the free act and deed of the said Gaither Bagsby by virtue of that Power of Attorney, duly executed by the said Gaither Bagsby on June 4, 2001 and recorded concurrently herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2001.



My Commission Expires: _____

My Commission Expires JAN. 31, 2004