COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Mail

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2001, by and between RUSSELL TEMPLE, hereinafter called Grantor, and DENNIS M. O'DELL, UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, RUSSELL TEMPLE, Grantor, does hereby bargain, sell, transfer and convey unto DENNIS M. O'DELL, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 924 NEW DUE WEST AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JOZELLA TEMPLE, wife of RUSSELL TEMPLE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/12/01 16:07 3pgs
Fees:18.00 Taxes:333.00

20010712-0074519

RUSSELL TEMPLE
Signature of Seller

JOZELLA TEMPLE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL TEMPLE and HIS WIFE, JOZELLA TEMPLE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

DENNIS M. O'DELL, UNMARRIED
924 New Due West Ave.
Madison, TN 37115

Property Address:

924 NEW DUE WEST AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 51-1, PARCEL 13

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 **$90,000.00** 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.

Dennis M O'Dell
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Due West Valley Acres, not of record, described according to a copy of survey made by H.R. Swann, Jr., on April 20th, 1947, described as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; thence with the line between said lots, northerly 590.53 feet to a point; thence easterly 80.5 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, southerly 573.39 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 107.27 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is a portion of the above described premises having been conveyed to Chester A. LaFever by Deed of record in Book 8682, page 687, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being the westerly five feet of Lot No. 19 on the Map of Due West Valley Acres, not of record and described partly according to a survey made by H.R. Swann, Jr., Surveyor as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; thence northerly with the line between said lots 590.53 feet to a point on the southerly line of a tract of land described in deed of record in Book 8322, page 735, Register's Office for Davidson County, Tennessee; thence in easterly direction with said southerly line a distance of 5 feet to a point; thence southerly 589.5 feet, more or less, to a point in the northerly margin of Due West Avenue; thence westerly with such northerly margin a distance of 5 feet to the point of beginning.

Being the same property conveyed to RUSSELL TEMPLE from CLARK HEIRS, of record in BOOK 10968, PAGE 186, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 51-1, PARCEL 13, 357.65).

2. Unrecorded easements for roads and utilities, if any.

3. Easement for sewers to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7959, page 701, said Register's Office.