Davidson County DEEDWARR
Recvd: 07/23/01 10:54 2pgs
Fees:13.00 Taxes:517.63
20010723-0077691

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WARRANTY DEED

This Indenture made this **11th** day of **July, 2001** between **Odessa Jenkins Maxwell, ,** GRANTOR, and **Shivaunia P. Hall, a married woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 37, Section One, Oak Park Subdivision of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee

Said Lot No. 37 fronts 89.0 feet to the northwesterly side of Larkspur Drive and extends back between lines, 220 feet each, to the southwesterly right of way of US Interstate I-65 measuring 92.64 feet thereon.

Being the same property conveyed to Odessa Jenkins Maxwell by Quitclaim Deed from Floyd T. Ethridge, Executor, of record in Book 10874, page 469, Register's Office for Davidson County, Tennessee. SAID ODESSA JENKINS MAXWELL WAS NAMED IN THE LAST WILL AND TESTAMENT OF MR. DONALD RAY STEPHENS AS HIS ONLY HEIR AND TO BE AWARDED ALL OF THE HIS PROPERTY, REAL, PERSONAL, OR MIXED TO BE HERS EXCLUSIVELY.

Subject to all matters of record in Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3821, page 343 and Book 3865, page 403, Register's Office for Davidson County, Tennessee.

Improved property known as 3124 Larkspur Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **July, 2001.**

Odessa Jenkins Maxwell
Odessa Jenkins Maxwell

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odessa Jenkins Maxwell, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 11th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $139900

Affiant

Subscribed and sworn before me this 11th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Shivaunia P. Hall
3124 Larkspur Drive
Nashville, Tennessee 37207

Send Tax Bills to:
TransLand Financial Services, Inc.
2700 Westhall Lane, Suite 210
Maitland, Florida 32751

Map & Parcel Number:

Map 60-3 Parcel 56