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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of July, 2001, by and between DIANNE STEWART, UNMARRIED, hereinafter called Grantor, and DONNA M. ODOM, A MARRIED WOMAN, 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, DIANNE STEWART, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto DONNA M. ODOM, A MARRIED WOMAN, 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 3270 VAILVIEW DRIVE, NASHVILLE, TN 37207.

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 herself and her 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.

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

Dianne Stewart

DIANNE STEWART
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/10/01 15:47 3pgs
Fees:18.00 Taxes:344.10

20010810-0086572

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DIANNE STEWART, UNMARRIED, the within named bargainors, 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, at office, this **31st** day of July, 2001.

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DONNA M. ODOM, A MARRIED WOMAN

3270 VAILVIEW DRIVE
NASHVILLE, TN 37207

Property Address:

3270 VAILVIEW DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 50-15, PARCEL 175

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 **$93,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 2001.**

Notary Public

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

My Commission Expires: 5/30/04

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. 434 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ROY THOMAS PATTERSON, JR., UNMARRIED, AND BINNIE R. WHITEHURST, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from ROY THOMAS PATTERSON, JR., of record in Deed Book 6740, page 102, Register's Office for DAVIDSON County, Tennessee. The said Binnie R. Whitehurst having since died, the property vested by operation of law in Roy Thomas Patterson, Jr. Roy Thomas Patterson, Jr., subsequently died testate and by his last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 95P-700, and filed in Will Book 197, page 410, the property vested in his legatee and devisee, Sheila Dawn Preston, unmarried. Sheila Dawn Preston, unmarried, subsequently conveyed all of her right, title and interest in and to the property unto Dianne Stewart, unmarried, by Quitclaim Deed of record in Book Instrument No. 20010717-0075659, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 50-15, PARCEL 175).

2. All matters as set forth on the Plan of Parkwood Estates, Section 3, of record in Plat Book 33300, page 31, and an addition in Plat Book 4300, page 76, said Register's Office.