Davidson County DEEDWARR
Recvd: 10/19/01 09:43 2pgs
Fees:13.00 Taxes:399.60

20011019-0114162

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **September, 2001** between **P.T. DEVEOLPMENT, LLC** , GRANTOR, and **JOHN F. ODEN and HALLIE L. ODEN, husband and wife** , 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 GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, Approximately 150 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 4 on the plan of Hickory Heights, not of record, by Z. J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Matthews Road, said pin being the northeast corner of Lot 3, Hickory Heights, P.T. Development, LLC, of record as Instrument No. 200004170038470, R.O.D.C. and the southeast corner of Lot 4,

Thence, leaving said margin, along or near the line of said P.T. Development, LLC, Lot No. 3, N 84 degrees 06'58" W, 150.00 feet to an iron pin in the northeast corner of Lot 43, Hickory Heights, Sara Jane Taylor, of record in Deed Book 6292, page 422, R.O.D.C. and the southeast corner of Lot 42, Hickory Heights, by said Sara Jane Taylor, also of record in Deed Book 6292, page 422, R.O.D.C.,
Thence, along or near the line of said Sara Jane Taylor, Lot 42, N 06 degrees 16'31"E, 50 feet to an iron pin in the southeast corner of Lot 41, Hickory Heights, Sara Jane Taylor, also of record in Deed Book 6292, page 422, R.O.D.C. and the southwest corner of Lot 5, Hickory Heights, P.T. Development, LLC, of record as Instrument No. 200004170038473, R.O.D.C.,

Thence, along or near the line of Lot 5, Hickory Heights, P.T. Development, LLC, S 84 degrees 06'58" E, 150.00 feet to an iron pin in the westerly margin of Old Matthews Road,

Thence, with said margin, S 06 degrees 16'31" W, 50 feet to the Point of Beginning and Containing 7,500 square feet or 0.17 acres, more or less.

Being the same property conveyed to P. T. Development, LLC, by deed from Roy Davis, unmarried of record in Instrument Number 20004170038470, Register's Office for Davidson County, Tennessee dated April 11th, 2000 and recorded on April 17th, 2000.
THIS CONVEYANCE IS SUBJECT TO: taxes for the year 2001 which have been prorated and assumed by the Grantee(s); Articles of Organization of record in Instrument No. 200004050034225; Sanitary Sewers and/or storm drainage of record in Instrument No. 20001130-0117312; any and all easements, right of ways, setback lines, zoning regulations, building restrictions, etc. all of record in the Register's Office, Davidson County, Tennessee.

The above legal description was obtained from Crawford Land Surveyors, P.C. according to a survey dated on June 28, 2000, by William C. Cockrill, Tenn R.L.S. No. 1401.

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 the day and year first above written.

Richard K. Whalen, Pres. Chief Manager
P.T. DEVEOLPMENT, LLC
Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of said State and County aforesaid, personally appeared MIKE WHALEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be CHIEF MANAGER/PRESIDENT of P.T. DEVEOLPMENT, LLC, the within named bargainor, a corporation,* and that he/she as such CHIEF MANAGER/PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation* by himself (or herself) as CHIEF MANAGER/PRESIDENT

Witness my hand and seal, at office in NASHVILLE, this the **24th** day of **September, 2001.**

*or LLC

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Name and Address of Property Owner:

JOHN F. ODEN and HALLIE L. ODEN
2881 OLD MATTHEWS ROAD
NASHVILLE, TN 37209

Property Address:

2881 OLD MATTHEWS ROAD
NASHVILLE, TN 37209

Person Responsible for Taxes:

BANK OF AMERICA
2059 NORTHLAKE PARKWAY
~~**NASHVILLE**~~ Tucker, GA 30084

Parcel #: 59-16 # 196

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 **$108,000.00** 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.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **September, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076