WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/02 11:15 2pgs
Fees:13.00 Taxes:92.50

20020214-0019621

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Clarence E. Odle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 30, 2002

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Clarence E. Odle and wife, **Margaret J. Odle**	Same	091-07-0
5300 Michigan Ave.		355.0
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ARTHUR U. MARTIN**, A WIDOWER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE E. ODLE** AND WIFE, **MARGARET J. ODLE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lots Nos. 1201 and 1203 of Block No. 181 on Block No. 1, West Nashville, as of record in Book 57, Page 75, Register's Office for said County.

SAID Lots Nos. 1201 and 1203 join each other and front together 60 feet on the North side of Michigan Avenue and with the Westerly margin of 53rd Avenue with 150 feet to an alley and measures 60 feet on said alley.

EXPRESSLY excluded from the above described property is that portion of 53rd Avenue North abandoned by Metro Ordinance No. 75-1262 of record in Book 4929, Page 917, and in Book 4940, Page 197, Register's Office.

BEING the same property conveyed to Arthur U. Martin and wife, Virginia Martin, by deed from Charles B. Maxwell and wife, Corinne Maxwell, of record in Book 4957, Page 46, Register's Office for Davidson County, Tennessee, the said Virginia Martin, a/k/a Virginia J. Martin, having since died on April 4, 1981 and Arthur U. Martin not having remarried.

The above description is the same as in the previous deed of record.

Property sold "AS IS" and "WITH ALL FAULTS."

5300 Michigan Ave., Nashville, TN 37209

(House Number) (Street) (City) (State) (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 I do covenant with said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hands this 12th day of February 2002.

Arthur U Martin

ARTHUR U. MARTIN - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur U. Miller**, the bargainor, 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 and official seal at Nashville, Tennessee, this 12th day of February 2002.

NOTARY PUBLIC

My commission expires: November 1, 2003