Box 1

THIS INSTRUMENT IS BEING RE-RECORDED WITH POWER OF ATTORNEY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/02 08:26 2pgs
Fees:13.00 Taxes:342.01
[redacted]
20020315-0032686

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,435.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES:. 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps	Owner	~~5219 &15~~
(NAME)	(NAME)	
3031 Smith Sprins Road		Map 52
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	Parcels 19 + 15
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Richard A. Odom and wife Betty C. Odom and Douglas G. Odom Jr. and wife Robbie H. Odom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Earps**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the map showing subdivision of Margaret L. Compton's Land, not of record, described according to a survey made by Erle Drake, County Surveyor, as follows:

Beginning at a point in Neely's Bend Road at the southwest corner of Lot No. 1 as described in a Deed of record in Book 772, page 492; thence with the southerly line of said Lot No. 1, North 46-3/4 deg. East 644 feet to a point; thence South 53-1/4 deg. East 100 feet to a point; thence South 37-1/4 deg. West 644 feet to a point in the center of Neely's Bend Road, thence North 45-1/2 deg. West 202.5 feet to the point of beginning.

Tract II:

A certain tract or parcel of land in the 11th (formerly the 19th) Civil District of Davidson County, Tennessee, and being five (5) acres off the West side of a tract of Fifty-five (55) acres conveyed to Claude Compton and Margaret L. Compton, his wife, by W.O. Vaughn and Lucy Vaughn, his wife, by deed of record in Book 425, page 79, of the Register's Office of Davidson County, Tennessee, and which said five acres is particularly described as follows:

Beginning at a stake in the center of Neely's Bend Road, the Southwest corner of said 55 acre tract running thence with the center of said Road, South 48 deg. East 235 feet to a point; thence North 55-1/2 deg. East 1095 feet to a stake in the North boundary line of the said 55 acre tract; thence with said North boundary line, North 89 deg. West 392 feet to a stake, the Northwest corner of said 55-1/2 deg. West 825 feet to the beginning.

Being the same property conveyed to Richard A. Odom and wife, Betty C. Odom and Douglas G. Odom, Jr. and wife, Robbie H. Odom by Deed of record in Instrument No. 20010406-0033770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/25/02 08:55 2pgs
Fees:12.00 Taxes:0.00
20020325-0035726

RE-RECORD

unimproved ☒

This is improved ☐ property, known as **Neelys Bend Road, Madison, TN**

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 we do covenant with the 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 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

Witness **my/our hand(s)** this **13th day of March, 2002**.

Douglas G. Odom Jr.

Richard A. Odom

Robbie H. Odom

Betty C. Odom

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 Richard A. Odom, Betty C. Odom, Douglas G. Odom, Jr. and Robbie H. Odom the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2002.

Commission expires:
1-29-05

Notary Public