WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 190,000.00

Peggy Ann Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/31/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Odom	SAME	069-02-006.00
(NAME)	(NAME)	
3927 Drakes Branch Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAME	
(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, **Walter Russell Owens III, as Executor for the Estate of Walter Lyerson Owens and Sandra Anetta Owens Lawson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy Odom**, UNMARRIED 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 11/14/02 10:23 3pgs
Fees:18.00 Taxes:703.00



20021114-0141125

This is improved ☒ unimproved property, known as 3927 Drakes Branch Road, Nashville, TN 37218

(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 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 our/my hands this 10/31/02.

Walter Russell Owens III
Walter Russell Owens III as the Executor for the Estate of Walter Lyerson Owens

Sandra Anetta Owens Lawson by Walter Russell Owens III
Sandra Anetta Owens Lawson by Walter Russell Owens III by Power of Attorney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Walter Russell Owens III Executor the within named bargainor(s), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 10/31/02

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Walter Russell Owens III as Power of Attorney for Walter Gerson Owens and Sonia Anetta Owens Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Walter Russell Owens III is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 31st day of October 2002.

Notary Public

NOTARY PUBLIC AT LARGE SMITH COUNTY TN

My Commision Expires:
5/20/06

File No.: 11006928S

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 26 on the Plan of Enchanted Hills Section One. As of record in Book 3300, page 96, Register's Office for said County. Said Lot No. 26 fronts 120 feet on the northerly side of Drakes Branch Road and runs back between lines the westerly line being 425 and easterly line 231.67 to a line in the rear measuring 263.11 thereon.

Being the same property conveyed to Walter Owens Jr. and wife, Addie Marie Owens by Deed from N.H. Barker and H.H. Chitwood dated 4/5/63 of record in Book 3532, page 344, in Register's Office for Davidson County, Tennessee. The said Walter Owens, Jr. and Addie Marie Owens now being deceased. Walter Owens Jr. died testate on 2/16/01, a resident of Davidson County, Tennessee and his Last will and Testament , naming Walter Russell Owens III and Sandra Anetta Owens Lawson, as the sole heirs, was admitted to Probate Court of Davidson County, Tennessee on May 7 2002 at Docket # 02P807.
Property Address:
3927 Drakes Branch Road
Nashville, Tennessee 37218