This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030168

Davidson County DEEDWARR
Recvd: 08/07/03 09:53 2pgs
Fees:13.00 Taxes:369.08
20030807-0112488

Send Tax Bills To:
Same

New Owner is:
2208 Larimore Drive
Nashville, TN 37214

MAP: 95-11-
PARCEL: 73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Fannie Elizabeth White** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey L. Olson** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 75 on the Plan of Cloverdale Subdivision, Section II, of record in Book 2133, page 58, Register's Office for said County.

Being Lot No. 75 fronts 89.1 feet on the northeasterly side of Larimore Drive and extends back 214.5 feet on the southeasterly side and 218.5 feet on the northwesterly side to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Fannie Elizabeth White, a married woman, by Deed from Delores Yvonne White (now Greene) and husband, Donald Greene dated 12-15-92, recorded 12-23-92, in Book 8822, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions; restrictions of record in Book 2149, page 525, said Register's Office; easements and/or setback lines of record in Book2133, page 58, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of July, 2003.

GRANTOR:

Fannie Elizabeth White by

Fannie Elizabeth White by
Donald Greene AIF
Donald Greene as A-I-F

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Loudon **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donald Greene as Attorney in Fact for Fannie Elizabeth White** , by General Power of Attorney recorded in Book 20030804, Page 0112487 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of July, 2003.

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Loudon **)**

The actual consideration or value, whichever is greater, for this transfer is $99,750.00.

Affiant

SWORN TO and subscribed before me this 23rd day of July, 2003.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My commission expires:

3/24/04