Davidson County DEEDWARR
Recvd: 09/10/03 10:46 2pgs
Fees:13.00 Taxes:647.50

20030910-0131988

Box 28-B

WARRANTY DEED

The actual consideration or value for this transfer is $ 175,000.00 .

Paul R Odum
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 9th day of SEPTEMBER, 2003.

NOTARY PUBLIC
My Commission Expires: 5-27-04

NOTARY PUBLIC JOHN ELLIS IV AT LARGE DAVIDSON COUNTY

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#08030004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Paul R. Odum, 3087 Brandau Road Hermitage, TN. 37076	New Owner	86 - 0 / 125.00

FOR AND IN CONSIDERATION of the sum of $175,000.00 Dollars, $80,000.00 cash in hand paid by Paul R. Odum, and a Promissory note and Deed of trust in an amount of $95,000.00 executed contemporaneously herewith, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Allen Dixon Fuller and Mary Boyd Fuller Trust, U/A/D January 8, 1996, by **Allen Dixon Fuller,** and wife, **Mary Boyd, Fuller, Trustees**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Paul R. Odum, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the Albert Ceciol Davis property and being more particularly described as follows:

Beginning at a point on the southerly margin of Brandau Road, said point being the northeast corner of the property herein described and said point being the northwest corner of the Cecil Davis Property, a plan of which is of record in Book 5060, page 3, Register's Office for Davidson County, Tennessee; Thence, from said point and leaving the southerly margin of Brandau Road South 5 deg. 39' 40" East 446.0 feet to a point; Thence South 73 deg. 14' 12" West 734.13 feet to a point; Thence North 31 deg. 42' 23: West 137.29 feet to a point; Thence South 89 deg. 15' 30" West 224.83 feet to a point; Thence north 6 deg. 27' 47" West 298.41 feet to a point on the South margin of Brandau Road ; Thence with the South margin of Brandau Road, in an easterly direction, with the curve of an arc having a radius of 1395.52 feet, a distance of 245.52 feet to a point; Thence continuing with said margin, North 78 deg. 13' 28" East 586.85 feet to a point; Thence, continuing along the South margin of Brandau Road, with the curve of an arc having a radius of 2094.96 feet, 130 feet in an easterly direction to a point, being the point of beginning. The said property os more particularly described according to a survey of Raymond E. Blinkley, Registered Land Surveyor, dated 11/7/78. The tract contains 9.76 acres, more or less.

Being the same property conveyed to Allen Dixon Fuller and wife, Mary Boyd Fuller, Trustees U/A/D January 8, 1996, by Quitclaim Deed from Allen D. Fuller and wife, Mary Boyd Fuller of record in Book 9929, page 559, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. On behalf fo said Trust, we do covenant with the said GRANTEE 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. On behalf fo said Trust, we do further covenant and bind ourselves, our heirs and representatives, successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEE.

This is **un**-improved property known as: Brandau Road, Hermitage, TN. 37076.

Witness our hands this 2nd day of SEPTEMBER, 2003.

The Allen Dixon Fuller and Mary Boyd Fuller Trust, U/A/D January 8, 1996

BY: Allen Dixon Fuller, Trustee
Allen Dixon Fuller, Trustee

BY: Mary Boyd Fuller, Trustee
Mary Boyd Fuller, Trustee

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Allen Dixon Fuller, and Mary Boyd, Fuller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they are the Trustees of The Allen Dixon Fuller and Mary Boyd Fuller Trust, U/A/D January 8, 1996, and acknowledged that they executed the within instrument, On behalf of The Allen Dixon Fuller and Mary Boyd Fuller Trust, U/A/D January 8, 1996, for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 2nd day of SEPTEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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WARRANTY DEED

From: The Allen Dixon Fuller and Mary Boyd Fuller Trust, U/A/D January 8, 1996

by: ***Allen Dixon Fuller, Trustee*** and wife, ***Mary Boyd, Fuller Trustee***

To: ***Paul R. Odum***

Property:
Brandau Road
Hermitage, TN. 37076

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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