WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Cathy Cheeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/23/03

Herb Edwards
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

HERB EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax. (615) 883-7543

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
Cathy Cheeves	SAME	091-07-206.00
(NAME)	(NAME)	
5402 Kentucky Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, **Clarence E. Odle and wife, Margaret J. Odle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy Cheeves and husband, Chris Cheeves**, 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:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 1305, 1307, and 1309, Block 184 on the plan of West Nashville, No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.
Said Lots fronting 75 feet on the North side of Kentucky Ave. and running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence E. Odle and wife, Margaret J. Odle by Deed from Elizabeth Forgy dated 8/21/03, of record in Instrument # 200308260123522, Register's Office for Davidson County, Tennessee. Also see deed to James D. Forgy and wife, Elizabeth Forgy recorded 11/29/48 of record in Book 1675, page 70 for sid County.

Subject to any and all restrictions and easements of record for said plan.

This is improved ☒ property, known as 5402 Kentucky Ave., Nashville, TN 37209
(unimproved)

(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 10/23/03.

Clarence E. Odle
Clarence E. Odle

Margaret J. Odle
Margaret J. Odle

Davidson County DEEDWARR
Recvd: 10/30/03 11:51 2pgs
Fees:13.00 Taxes:259.00
20031030-0159802

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Clarence E. Odle and Margie J. Odle 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 Nashville, Tennessee this 10/23/03.

Commission expires: 9/24/07

Herb Edwards

Notary Public

HERB EDWARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.