PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/08/04 12:43 2pgs
Fees:13.00 Taxes:629.00
20040708-0081222

W & I Ref:(km) Title No: 45695
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James O'Dell Lisa O'Dell 1915 Sweetbriar Avenue Nashville, Tennessee 37212	same

TAX MAP-PARCEL NUMBERS: 117-04-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Hubbard Wells and spouse, Francis M. Wells**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James O'Dell and spouse, Lisa O'Dell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 50 feet front and 46.55 feet rear of the westerly 100 feet front and 93.1 rear of Lot No. 250 on the plan of Belmont Land Company's Plan-Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.

Said portion of Lot no. 250, which is a corner lot, fronts 50 feet, on the southerly margin of Sweetbriar Avenue and fronts 175 feet, more or less, on the easterly margin of an alley, and extends back 46.5 feet on the southerly line and 175.00 feet, more or less, on the easterly line to a point of intersection.

Being the same property conveyed to Ann Hubbard Wells and husband Francis M. Wells by deed from Rosalie M. Rasch, unmarried of record in Book 7364, Page 16, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan of record in Book 421, Page 34, said Register's Office.

This is improved property, known as: 1915 Sweetbriar Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2004.

Ann Hubbard Wells

Francis M. Wells

State of TENNESSEE
County of DAVIDSON

On this 1st day of July, 2004 , before me the undersigned authority, personally appeared Ann Hubbard Wells and Francis M. Wells , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Sworn and subscribed before me this the 1st day of July, 2004

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008