This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/24/04 15:06 2pgs
Fees:13.00 Taxes:647.50
20041124-0141121

ADDRESS NEW OWNER:

Kurt Stephen Andress
303 Lynn Drive
Nashville, TN 37211

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 147-2
PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William C. O'Dell, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kurt Stephen Andress, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Caldwell Hall Subdivision, Section Three, as of record in Plat Book 2900, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William C. O'Dell, by deed from Audrey J. Hinton, a widow, of record in Instrument No. 20030721-0101576, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 303 Lynn Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of November, 2004.

William C. O'Dell

William C. O'Dell

STATE OF North Carolina)

COUNTY OF Mecklenburg)

Before me, the undersigned, of the state and county aforesaid, personally appeared William C. O'Dell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of November, 2004.

Notary Public

My Commission Expires: 6-7-05

STATE OF Tennessee)

COUNTY OF Williamson)

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

AFFIANT

Subscribed and sworn to before me this 17th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN