# WARRANTY DEED

PAM S. HOUSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 38000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00375CP WILLIAMS

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Chad I. Pearman, Trustee | same | MAP: |
| 5120 Virginia Way, C-22 | | Parcel:98/7 |
| Brentwood, TN 37027 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**PAUL R. ODUM AND WIFE, JO ANN ODUM**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: Chad I. Pearman, Trustee

* See Exhibit A for additional information on Grantees.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as Earhart Road, Hermitage, TN

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 3rd day of September, 2004.

Paul R. Odum

Jo Ann Odum

Jo Ann Odum

Davidson County DEEDWARR
Recvd: 12/10/04 14:09 2pgs
Fees:13.00 Taxes:144.30

20041210-0147423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PAUL R. ODUM AND JO ANN ODUM, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 3rd day of September, 2004.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

**EXHIBIT A**

**A tract of land lying in the 4th Civil District of Davidson County, Tennessee and partly in the _____ Civil District of Wilson County, Tennessee, and being known as part of Lots 7 to 10, both inclusive, on the Map showing the Subdivision of the Jacobs Farm, made by Robert L. Meade, Engineer, on May 3, 1958, being described as follows:**

**Beginning at a right of way marker in the east margin of Earhart Pike, as widened: 34 feet east of the centerline there, in the south line of the lands of T. E. McMurtry being the northwest corner of this tract; thence with McMurtry's south line, South 89 degrees 15' East 1219 feet to a point; and South 88 degrees 16' East 559.8 feet to the southeast corner of the O.C. Thompson tract; thence with Thompson's south line, South 85 degrees 39' East 542.2 feet to a stake; thence South 1 degree 11' West 8 feet to the right of way marker in the north line of Control Access Highway I-40 as created by instrument of record in Book 3285, Page 409, Register's Office for Davidson County, Tennessee; thence along the north right of way of said High I-40 North 87 degrees 41' west passing through a right of way marker at 1580 feet, a total distance of 2326.3 feet to the right of way line of the margin of said Earhart Pike; thence with the margin of the same, North 1 degrees 47 feet East 176.7 feet to the point of beginning, containing 5.5 acres, more or less.**

Being the same property conveyed to Paul R. Odum by Deed of record in Book 8503, Page 369, recorded 12/06/1991 and Book 8503, page 372 (Affidavit of Heirship), Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

* Grantee is Chad I. Pearman, Trustee under a trust agreement dated September 1, 2004, with full power and authority to sell, convey, encumber, lease, without the joinder, consent, or approval of any beneficiary.