WARRANTY DEED

FILE BOX 19B
04-11-030-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00.

Archie Neil Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of December, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/04/05 08:35 2 pgs
Fees:13.00 Taxes:138.75

20050104-0000870

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Archie Neil Spain (NAME)	"NEW OWNER(S)" (NAME)	60-12 082.00
2905 Dickerson Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ola Daphene Mayo, UNMARRIED,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Archie Neil Spain, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 4, on the Map of W. H. DODD'S SUBURBAN HOME TRACT, of record in Book 161, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to F.W. MAYO AND WIFE, PAULINE MAYO, by Deed from MRS. GENIA JACKSON, CHARLES E. JACKSON AND WIFE, LULA JACKSON, MAUDE W. WOODRUUF AND HUSBAND, J. C. WOODRUFF, GEORGE WILLIAM JACKSON AND WIFE, CORNELIA JACKSON, MARY B. WILLIS AND HUSBAND, H. M. WILLIS, JOSEPHINE W. JACKSON AND HUSBAND, MALLORY P. JACKSON, (THE SAID MAUDE M. WOODROFF BEING FORMERLY MAUDE M. MCWHIRTER AND THE SAID MARY B. WILLIS BEING FORMERLY MARY B. JACKSON), of record in Book 1049, Page 532, Register's Office for DAVIDSON County, Tennessee.
The Said F. W. MAYO having Predeceased PAULINE MAYO and PAULINE MAYO having died testate and devised said property to HELEN BEATRICE MAYO YATES AND FRED W. MAYO, JR. by WILL, of record in Book 5949, Page 873, said Register's Office.
The Said HELEN BEATRICE MAYO YATES having died testate and devised her interest to ROBERT E. YATES by WILL, of record in Book 8865, Page 632, said Register's Office.
The Said ROBERT E. YATES having died testate and devised his interest to ARCHIE N. SPAIN by WILL, of record in Book 9522, Page 146, said Register's Office.
The Said FRED W. MAYO, JR. having died intestate on April 7, 1999, and his interest having vested in OLA DAPHINE MAYO, FRED W. MAYO, III, AND MARIA PAULETTE MAYO SIMS,as His Sole Surviving Heirs at Law.
The property Now Being Vested as to a ONE-HALF UNDIVIDED INTEREST IN ARCHIE N. SPAIN by the aforementioned Will and a ONE-HALF UNDIVIDED INTEREST IN OLA DAPHINE MAYO, UNMARRIED, by QUITCLAIM DEEDS from FRED W. MAYO, III, Dated December 22, 2004, and
from MARIA PAULETTE MAYO SIMS, Dated December 22, 2004, of record in Instrument Nos. 20041228-0153152 and 20041228-0153153, Regsiter's Office for Davidson County, Tennessee.

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

THIS instrument is being executed in behalf of **OLA DAPHENE MAYO** pursuant to a **Power of Attorney** executed by same on the **10TH** day of **OCTOBER, 2001**, and being filed for record in Instrument No. 20020104-0000869, and being recorded simultaneously herewith.

Subject property is not now, nor has it ever been the principal place of residence of the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 2905 Dickerson Road, Nashville, TN, 37207.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, my hands, this 31st day of December, 2004

Ola Daphene Mayo, by [illegible]

OLA DAPHENE MAYO By FRED W. MAYO, III, ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of December, 2004, before me personally appeared **FRED W. MAYO, III**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) **in behalf of OLA DAPHENE MAYO**, and acknowledged that HE executed the same as the free act and deed of the said OLA DAPHENE MAYO.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December, 2004.

My Commission Expires: 03/31/07

Notary Public

