THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES:

Howard M. Skipworth (#012469)
Attorney at Law
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by
SELLER or PURCHASER)

Davidson County DEEDWARR
Recvd: 02/01/05 08:23 3 pgs
Fees:18.00 Taxes:274.91
20050201-0011456

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: ***MARLON OTTO MAYO, 7137 Bidwell Road, Joelton, Tennessee 37080***

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: ***MARLON OTTO MAYO, 7137 Bidwell Road, Joelton, Tennessee 37080***

MAP & PARCEL NO:	Map 021-00-0	Parcel 025.00
SA/FB:	14D	2830

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, ***OTTO MAYO*** and wife, ***MILDRED M. MAYO***, hereinafter referred to as the Grantors, reserving in ourselves an estate for and during our natural lives, have bargained and sold, and by these presents do hereby transfer and convey unto ***MARLON OTTO MAYO,*** his heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest at our death in certain tracts or parcels of land situated in the County of ***Davidson***, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, ***MARLON OTTO MAYO,*** his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 20th day of December, 2004.

Otto Mayo
OTTO MAYO

Mildred M. Mayo
MILDRED M. MAYO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***OTTO MAYO*** and wife, ***MILDRED M. MAYO*** 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 office at Joelton, Davidson County, Tennessee, on this the 20th day of December, 2004.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 74,300.00.

Marlon Otto Mayo
MARLON OTTO MAYO

Subscribed and sworn to before me
this 20th day of December, 2004.

Sherrie Spann
Notary Public
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A

Situated in the 14th Civil District of said County and State and more particularly described as follows:

BEGINNING at a point in the center of 112 Highway in the East line of a tract of land conveyed to J.J. Babb by S.D. James, et ux, as of record in Book 587, Page 206, R.O.D.C. Tennessee; thence with said line N. 21 degrees E. 427 feet to center of Old Clarksville Pike; thence with center of same N. 78-3/4 degrees W. 291 feet; thence S. 88 degrees W. 231.5 feet, S. 54 degrees W. 167 feet; thence S. 40 degrees W. 293 feet to the center of Highway 112; thence with the center of same S. 77 1/2 degrees E. 376 feet; thence S. 74 degrees E. 319 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Otto Mayo and wife, Mildred F. Mayo, by deed from Emma Lou Bess, Frank H. Ford, Jacqueline Huber, Thurman Ford, James Ford, Henrietta Hudgens and Mildred F. Mayo of record in Book 4419, Page 115, Register of Deeds for Davidson County, Tennessee.

This is improved property known as 6436 Clarksville Pike, Joelton, Tennessee, 37015.