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 08:44 3 pgs
Fees:18.00 Taxes:284.53
20050201-0011459

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: ***MARLIN OTTO MAYO,*** and wife, ***MARILYN K, MAYO, 7137 Bidwell Road, Joelton, Tennessee 37080***

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: ***MARLIN OTTO MAYO,*** and wife, ***MARILYN K. MAYO, 7137 Bidwell Road, Joelton, Tennessee 37080***

MAP & PARCEL NO: Map 021-00-0 Parcel 028.00

SA/FB: 14D 02820

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 ***MARLIN OTTO MAYO,*** and wife, ***MARILYN K. MAYO,*** their heirs and assigns, hereinafter referred to as Grantees, 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 Grantees, ***MARLIN OTTO MAYO,*** and wife, ***MARILYN K. MAYO,*** their heirs and assigns, forever; and Grantors do covenant with the said Grantees 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 Grantees, their 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 $ 76,900.00.

Marlin Otto Mayo
MARLIN 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 the southwest corner of a corner of a small tract (or 10t) of land heretofore conveyed by J.H. Ford, et ux, to E.E. Felts, et ux, and the right of way line of 112 Highway and being a part of a tract of land conveyed to us by J.J. Babb and wife, Emma Babb as of record in Book 1383, page 123 R.O.D.C., Tennessee, thence north 21 degrees east 375 feet to a stake in the southern margin of the Old Clarksville Pike; thence north 78-3/4 degrees west 116 feet to a stake; thence south 21 degrees west 375 feet to the right of way line of 112 Highway; thence with the same 116 feet to the beginning, containing one acre, more or less.

It is understood by both parties that the within described property shall not be used for the purpose of operating beer tavern, night clubs or dance halls.

Being the same property conveyed to Otto Mayo and wife, Mildred M. Mayo, by deed from Thurman W. Ford and wife, Nina Morris Ford, of record in Book 2019, Page 241, Register's Office for Davidson County, Tennessee.

This is improved property known as 6430 Clarksville Pike, Joelton, Davidson County, Tennessee.