Davidson County DEEDWARR
Recvd: 03/07/05 12:37 3 pgs
Fees:18.00 Taxes:227.55

20050307-0024724

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sylvia L. Odom	Synovus Mtg. Corp.	Map 96-6
P.O. Box 883	800 Shades Creek Prk	Parcel 20
Hermitage, TN 37076	Birmingham, AL 35209	12193 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Henry Nelson VanDenburgh, Jr. and wife, Kathleen H. VanDenburgh and Donna Jeanne VanDenburgh Shafer** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sylvia L. Odom, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 2133, page 46, said Register's Office.
3. Restrictive Covenants contained in Book 2145, page 262, said Register's Office.

This is improved property commonly known as 2915 Ironwood Drive, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $61,500.00.

Sylvia Lynn Odom
Affiant

Subscribed and sworn to before me this 21 day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of March, 2005.

Henry Nelson VanDenburgh, Jr.

Kathleen H. VanDenburgh

Donna Jeanne VanDenburgh Shafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Henry Nelson VanDenburgh, Jr. and wife, Kathleen H. VanDenburgh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Donna Jeanne VanDenburgh Shafer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Clover Hill, Section II, of record in Book 2133, page 46, said Register's Office.

Said Lot No. 21 is described as follows:

BEGINNING at a point on the northerly margin of Ironwood Drive at the common corner of Lots 21 and 22; thence in a westerly direction along the northerly margin of Ironwood Drive 80 feet to a point; thence continuing around a curve in a westerly and northerly direction 31.42 feet to a point on the easterly margin of Ebony Drive; thence in a northerly direction along the easterly margin of Ebony Drive 140 feet to a point on the line between Lots 20 and 21; thence in an easterly direction 100 feet to a point on the line between Lots 21 and 22; thence in a southerly direction along the line between said two lots 160 feet to the point of beginning.

Being the same property conveyed to Henry Nelson Van Denburgh, Jr. and Donna Jeanne Van Denburgh Shafter by Order filed in the Circuit Court for Davidson County, Tennessee Probate Division of record in Instrument No. 20040706-0080007, said Register's Office. Further conveyed to Henry Nelson Van Denburgh and wife, Imogene C. Van Denburgh by warranty deed from A.H. Johnson Construction Company, Inc. of record in Book 2203, page 223, said Register's Office. The said Henry Nelson Van Denburgh having predeceased Imogence C. Van Denburgh on 2-19-94. The said Imogene C. Van Denburgh aka Jeanne C. Van Denburgh having since died on 10-13-03.