THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
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File No. R02932

Davidson County DEEDWARR
Recvd: 05/16/06 09:41 2 pgs
Fees:13.00 Taxes:318.20
20060516-0057199

Property Address:
706 Groves Park Road, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terry E. Wilkes**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **William F. O'Dell, and Martha R. O'Dell** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 46 on the Map of Rolling Acres, No. 2, Section One, as of record in Book 1424, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 75 feet on the easterly side of Groves Park Road and runs back between lines, 135 feet to the easterly line of the L & N Railroad right of way, measuring 76.83 feet thereon.

BEING the same property conveyed to Terry E. Wilkes by Quit Claim Deed from Rebecca Wilkes, a widow, dated 07/13/87, recorded 07/13/87, in Book 7298, Page 832, Davidson County, Tennessee.

BEING ~~the same property conveyed to William F. O'Dell and Martha R.~~ O'Dell by Deed ~~from Terry E. Wilkes, dated _____, recorded _____, in Book _____, Page _____, Davidson County, Tennessee.~~

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from **Rebecca Wilkes**, dated **07/13/87**, and recorded **07/13/87**, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

T. E. W.

WITNESS Grantor's hand this 27th day of February, 2006.

Terry E. Wilkes {Seal}

Terry

State of TENNESSEE
County of DAVIDSON

On this the 27th day of February, 2006, before me, the undersigned officer, personally appeared Terry E. Wilkes, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1/27/07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $86,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William F. O'Dell
Affiant

Sworn to and subscribed before me this the 27th of February, 2006.

Notary Public

My Commission expires: 1/27/07

Name of Owner and Property Address:
William F. O'Dell and Martha R. O'Dell
706 Groves Park Rd
Nashville TN 37206

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

Person Or Entity Responsible For Payment Of Taxes:
First Horizon Home Loan Corporation
1555 W. Walnut Hill Lane Ste 2
Irving, TX 75038William F. O'Dell and Martha R. O'Dell

Tax Parcel ID#: 083-07-0 197.00