Davidson County DEEDWARR
Recvd: 06/20/06 11:01 2 pgs
Fees:13.00 Taxes:368.52

20060620-0073409

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6/12/2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHEILA McCLAIN RECORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

THIS INSTRUMENT WAS PREPARED BY:

U.S. Title Partners, Inc. 1105 Newman's Trail Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Frazier	First Franklin, A Division of National City Bank of Indiana	**43-15 73.00**
(NAME) **300 Farris Ave.**	(NAME) 320 Seven Springs Way	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Walter Lee Odom, III, an unmarried individual**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Frazier**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * and Danielle Frazier, husband + wife

LAND LOCATED IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED HEREINBELOW:

BEING LOTS NOS. 30 AND 31 ON THE MAP OF ROCK HILL SUBDIVISION, BLOCK "A", ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR, IN AUGUST, 1945.

BEGINNING ON THE WESTERLY MARGIN OF FARRIS AVENUE, 986.4 FEET SOUTH OF THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE COMMON CORNER OF LOTS 31 AND 32; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 200 FEET; THENCE SOUTHWARDLY 100 FEET TO THE COMMON CORNER OF LOTS 29 AND 30; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 200 FEET TO THE WESTERLY MARGIN OF FARRIS AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WALTER LEE ODOM, III BY QUITCLAIM DEED FROM DEBORAH SUE ODOM, RECORDED ON THE 17TH DAY OF JANUARY, 1997 IN DEED BOOK 10322, PAGE 334, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO WALTER LEE ODOM, III AND WIFE, DEBORAH SUE ODOM BY WARRANTY DEED FROM THOMAS BELCHER AND WIFE, MARGARET ANN BELCHER, RECORDED THE 8TH DAY OF FEBRUARY, 1974, IN BOOK 4786, PAGE 602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **300 Farris Ave., Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 12th day of June, 2006.

Walter Lee Odom, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Lee Odom, III, an unmarried individual, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Commission expires:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007

Notary Public