10101
30509

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ann H. O'Dell
5520 Murphywood Crossing
Antioch, TN 37013
SEND TAX BILLS TO:
Gateway Funding
378 Franklin Rd #338
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/30/07 16:39 2 pgs
Fees:13.00 Taxes:650.83
20070330-0038531

WARRANTY DEED
(Map 175-1, Parcel 28.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **THOMAS L. BLATON and wife, TERRI BLATON**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ANN H. O'DELL, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 101 on the Final Plat of Asheford Crossing, Section Four, of record in Plat Book 9700, page 912, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Thomas L. Blaton, an unmarried man, by deed dated October 27, 2000, from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument 20001108-0111066, said Register's Office.
>
> Terri Blaton, spouse of Thomas L. Blaton hereby joins in this conveyance to convey any right, title or interest she may have in subject property, marital or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 912; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5520 Murphywood Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 30th day of March, 2007.

THOMAS L. BLATON

TERRI BLATON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Blaton and Terri Blaton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2007.

Notary Public

My Commission Expires: 5-25-09

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of March, 2007.

Notary Public

My commission expires: 9/22/07

File No. 20070047

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007