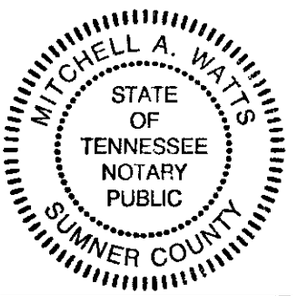
BOX 10-A

Davidson County DEEDWARR
Recvd: 04/09/07 10:05 2 pgs
Fees:13.00 Taxes:1135.90
20070409-0041551



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Howell Griffith O'Rear	New Owner	117-02-0
2208 Sharondale Drive		GROUP
Nashville, Tennessee 37215		PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Three Hundred Seven Thousand Dollars and Zero Cents ($307,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anne Brown, unmarried, and Bonnie W. Buckner, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howell Griffith O'Rear and spouse, Kelly Bartlett O'Rear, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING a strip of ground lying between Lots Nos. 10 and 11 on the Plan of Sharondale of record in Book 332, page 119, Register's Office for Davidson County, Tennessee.

SAID strip of ground fronts 50.0 feet on the northeasterly side of Sharondale Drive and runs back between parallel lines between said lots, 380.0 feet to the Tennessee Central R.R. right of way.

INCLUDED in the above described property by EXCLUDED from this conveyance is that property previously conveyed to the State of Tennessee by instrument of record in Book 4732, page 755, said Register's Office.

BEING the same property conveyed to S. Dianne Brown, unmarried, by deed dated February 9, 1994, from Anne Brown and Bonnie W. Buckner, both unmarried, of record in Book 9250, page 680, in the Register's Office for Davidson County, Tennessee; the said S. Dianne Brown having since conveyed her interest in subject property to Mitchell A. Watts, Trustee, by deed dated January 23, 2006, of record as Instrument No. 20060126-0010122 in said Register's Office and in the same instrument, Mitchell A. Watts, Trustee, conveyed his interest in said property to S. Dianne Brown, unmarried, and Anne Brown, unmarried, as joint tenants with rights of survivorship; the said S. Dianne Brown having since died on March 5, 2006; the said Anne Brown having since conveyed her interest in subject property to Mitchell A. Watts, Trustee, by deed dated March 15, 2006, of record as Instrument No. 20060322-0032898 in said Register's Office, and in the same instrument, Mitchell A. Watts, Trustee, conveyed his interest in subject property to Anne Brown, unmarried, and Bonnie W. Buckner, unmarried, as joint tenants with rights of survivorship.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2208 Sharondale Drive, Nashville, Tennessee 37215

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 our hands this 6th day of April 2007.

Anne Brown

Bonnie W. Buckner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Anne Brown and Bonnie W. Buckner, the bargainor, 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 Nashville, Tennessee, this 6th day of April 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

