Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $146,500.00

Melinda Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 12 TH DAY OF APRIL, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/17/07 13:44 2 pgs
Fees:13.00 Taxes:542.05
20070417-0045815

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
	Taylor, Bean + Whitaker Mortgage Group	
Maria O. Chavez	same	075.09-0-008.00
310 Bonnahurst Drive	1417 N. Magnolia Ave	
Hermitage TN, 37076	Ocala FL 34475	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Odds and Ends, LLC**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Maria O. Chavez, unmarried**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 582 on the plan of Hermitage Hills, Section Six, as shown of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Richardson and wife, Betty Richardson 1/2 undivided interest by Quitclaim Deed from Betty Richardson dated 10-29-96 and filed for record 11-21-96, in Book 10266, Page 176, said Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Odds & Ends, LLC by Warranty Deed from James F. Richardson and wife, Betty Richardson dated 08-10-06 and filed for record 08-14-06, in Instrument No. 20060814-0099597, said Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **310 Bonnahurst Drive**
Hermitage, TN 37076

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 12 -th day of **April,** 2007

ODDS & ENDS LLC

Odds & Ends LLC

Susan Sealy, President

Odds & Ends, LLC by: Guy Sealy-CEO

Odds & Ends by: Susan Sealy-President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me personally appeared **GUY SEALY and SUSAN SEALY**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the **CEO/OWNER** and **PRESIDENT**, respectively of **ODDS & ENDS, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that they as such **CEO/OWNER** and **PRESIDENT**, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on this 12th day of April, 2007.

Notary Public

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

My Commission Expires: 3/21/11