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Davidson County DEEDWARR
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Fees:13.00 Taxes:442.15
20070604-0066006

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of May, 2007 by and between **Dorothy B. Griffin (also known as Dorothy Joanne Griffin)**, hereinafter referred to as GRANTOR, and **Kennedy E. Oden**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Malvin Heights, of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 6 fronts 105 feet on the southwesterly side of Shauna Drive, and extends back 169.9 feet on the northwesterly line and 145.0 feet on the southeasterly line to a dead line in the rear on which it measures 79 feet.

This conveyance is subject to Restrictive Covenants of record in Book 2538, page 156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Griffin and wife, Dorothy B. Griffin, by Warranty Deed from Betty Ruth Sharp Vaughn, dated February 10, 1970, recorded February 11, 1970, of record in Book 4397, page 172, Register's Office for Davidson County, Tennessee.

William L. Griffin and Dorothy B. Griffin having since divorced with the final decree having vested title to the subject property solely into Grantor herein.

This is [X]improved [ ]unimproved property known as: **930 Shauna Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dorothy B. Griffin by [illegible], AIF

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 2007 before me personally appeared Michael Verble, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy B. Griffin (also known as Dorothy Joanne Griffin), and acknowledged that he/she executed the same as the free act and deed of said Dorothy B. Griffin (also known as Dorothy Joanne Griffin).

Witness my hand, at office, this 31st day of May, 2007.

Notary Public

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2007

Name and Address of Property Owner:
Kennedy E. Oden
930 Shauna Drive, Nashville, Tennessee 37214

Send Tax Statements to:

Magna Bank
PO Box 17252, Memphis, TN 38187

Map and Parcel--108.01-0-049.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $119,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of May, 2007.

Notary Public

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05/03/2010

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
27-1-223