PLEASE RETURN TO:
GRISSIM TITLE
2309 CREST MOOR RD STE 300
NASHVILLE TN 37215

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 08/30/07 10:16 2 pgs
Fees:13.00 Taxes:443.63
20070830-0104280

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $119,900.00

Affiant

Subscribed and Sworn to me, this 15th day of August, 2007.

Notary Public

My commission expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires JUNE 5, 2011

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Audrey Ogden<br>274 Comroe Road<br>Nashville, TN 37211 | CTX Mortgage Comp<br>3100 McKinnon<br>Corp Closing 2nd floor<br>Dallas TX 75201 | MAP 148-1 PARCEL 192 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I., **Alma J. Poole, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Audrey Ogden**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 389 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alma J. Poole by deed from Hillbrook Land Company, a Tennessee Corporation, of record in Book 4496, page 262, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, Page 7, said Register's Office.

Subject to restrictions of record in Book 4213, Page 155, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is ( x ) improved ( ) unimproved property known as 274 Comroe Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they 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 for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

**Audrey Ogden and Audrey Ellen Ogden are one and the same person.**

Witness our hands this 15th day of August, 2007.

Alma J. Poole

**Alma J. Poole**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alma J. Poole** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2007.

Phyllis Keenan

Notary Public

My Commission Expires: 3-21-09

