26B

Davidson County DEEDWARR
Recvd: 11/01/07 12:44 2 pgs
Fees:13.00 Taxes:414.40
20071101-0128887

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2007.

Notary Public

My Commission Expires: MISSION EXPIRES September 19, 2009

ROBERT JOHN NOVESTRENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
James B. O'Dell and wife,
Lisa A. O'Dell
252 Tanksley Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
119-0-14-028.00
6DA 32002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA BOONE, UNMARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JAMES B. O'DELL AND WIFE, LISA A. O'DELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, Block "E" on Map of Woodbine Courts, Part Two, not of record, and being all of the property described in Deed Book 8703, page 588, Register's Office, Davidson County, Tennessee, and further described by a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue South, Nashville, TN 37212, License No. 665, dated October 29, 1992 and further described as follows:

Beginning at a point in the northerly margin of Tanksley Avenue; thence west 75 feet to a point; thence north 155.5 feet to a point; thence east 75 degrees to a point; thence south 155.5 feet to the point of beginning.

Being the same property conveyed to Rebecca Boone by Warranty Deed dated November 22, 2002, from Sharon C. Robertson of record in Instrument No. 20030108-0003405, Register's Office for Davidson County, Tennessee.

329143.1/200736

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and shall be paid by Grantor.

2. Restrictive covenants of record in Book 1163, page 441, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 252 Tanksley Avenue, Nashville, TN 37211.

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 I covenant with the said Grantees that I am 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 further covenant and myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of October, 2007.

Rebecca Boone

Rebecca Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA BOONE, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 2007.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES. September 19, 2009

My Commission Expires: _____

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