WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/08 11:08 3 pgs
Fees:18.00 Taxes:129.50
20080422-0040984

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of April, 2008.

Notary Public
My Commission expires: 6/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L&O Farms, LLC	Same	071-08-0-217.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marvin Owens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto the **538 Wesley Avenue Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 40 fronts 60 feet on the southerly side of Wesley Avenue and runs back 183.6 feet on the westerly line and 182 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Marvin Owens and wife Edannah Faye Owens, by deed from Walter G. Mabry and wife, Lucille Wallace Mabry, on July 13, 1962, of record in Book 3405, page 153, Register's Office for Davidson County, Tennessee. And further conveyed to Marvin Owens by Final Decree of Divorce of record in Book 5153, page 473, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 91, Register's Office Davidson County, Tennessee.
- Easement for public utilities of record in Book 1130, page 91, Register's Office Davidson County, Tennessee.
- Subject to Restrictive Covenants of record in Book 1373, page 98, Register's Office Davidson County, Tennessee.

This is improved property known as: **538 Wesley Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 17, 2008.

Marvin Owens By M. Owens, Jr AS ATTORNEY / ITS FACT

Marvin Owens
By Marvin Owens, Attorney-in-Fact

STATE OF Florida

COUNTY OF Seminole

Before me, the undersigned authority, a Notary Public within and for the State of Florida, appeared Marvin Owens, Jr. with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marvin Owens the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marvin Owens the bargainor(s), by the said Marvin Owens, Jr. as Attorney-in-Fact.

WITNESS my hand and seal, this 19 day of April, 2008.

P. Lynne Kennerly
NOTARY PUBLIC

My Commission Expires: 1/21/2012

P. LYNNE KENNERLY
Notary Public - State of Florida
My Commission Expires Jan 21, 2012
Commission # DD 717184
Bonded Through National Notary Assn.

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

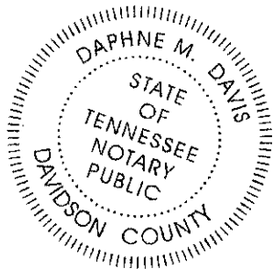
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)