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Davidson County DEEDWARR
Recvd: 05/09/08 10:14 4 pg:
Fees:23.00 Taxes:1295.00

20080509-0048141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Julia C. Hargrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Mark Henry, etux	**Farm Credit Service of Mid America**	**168-0-154**
(NAME)	(NAME)	
9044 South Harpeth Court	**Post Office Box 12460**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Knoxville, TN 37912**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jimmy Wayne Odum, and wife Katherine O. Odum**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mark Henry and Alicia Henry, husband and wife, and Clay Staley and Julia C. Hargrove, husband wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal Description is Exhibit "A" attached hereto and made a part thereof.

unimproved ☐
This is improved ☒ property, known as **9044 South Harpeth Court, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hands this **8th day of May, 2008**.

Jimmy Wayne Odum

Jimmy Wayne Odum

Kathern O. Odum

Kathern O. Odum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jimmy Wayne Odum, and wife Kathern O. Odum** husband and wife, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

gcH
Q Wmk
A.H.

EXHIBIT "A"

TRACT I

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Jack R. Underwood, Engineer, dated Sept. 3, 1969, as follows:

Beginning on the north side of a 30-foot roadway as set out in Book 3131, page 455, at the southwest corner of the property of Malcolm H. Lucy and wife, as of record in Book 2745, page 551; thence along the margin of said roadway, South 84° west 166 feet to an iron pin; thence leaving the road, North 8° 45' West with a fence, 226 feet to an iron pin in the south line of the Lucy property; thence with their line, North 86° East 180.75 feet to an iron pin; thence South 5° East 220 feet to the beginning, containing .88 of an acre.

Together with the right of ingress and egress over a 50-foot roadway extending from said property easterly to South Harpeth Road.

Being the same property conveyed to Jimmy Wayne Odum and wife Katherine O. Odum by Deed from Kenneth H. Haislip and wife Mamie Marie Haislip of record in Book 4392, Page 124, in the Register's Office for Davidson County, Tennessee.

TRACT II

Beginning at an iron stake, an inner corner of the 14.3 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife, of record in Book 2745, page 551, Register's Office for said County; thence with his line south 5 Deg. east passing his corner at 200 feet, in all 220 feet to a stake at the junction of a 50 foot roadway, which extends 30 feet wide for 228 feet past this point; thence south 83 Deg. west 208.5 feet to a corner fence post; thence south 82 Deg. west 101.5 feet to a gate post; thence north 84 Deg. 30' west 162.5 fee to a four prong ash tree in fence; thence south 86 Deg. 35 feet to an ash tree thence south 76 Deg. west 96 feet to a double ash tree in fence thence south 74 Deg. west 30 feet to an ash tree in fence; thence south 69 Deg. 30' west 104 feet to a four prong ash tree in fence; thence south 62 Deg. 30' west 203 feet to a box elder tree in fence; thence south 73 Deg west 52 feet to an ash tree in fence corner; thence leaving fence, going south 71 Deg. west 310.5 feet to a large elm tree; thence south 77 Deg. west 146 feet to an elm tree; thence south 59 Deg. west 91 feet to a stake with an ash pointer on bank of South Harpeth River; thence down said river as follows: North 31 Deg 30' west 58.5 feet; North 19 Deg. west 133.5 feet to an iron stake; thence leaving river going north 2 Deg. 30' east 352 feet, more or less, to an iron stake with a large box elder pointer in Zell King's east line, also the southwest corner of the 10.07 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife of record in Book 3128, page 593, said Register's Office; thence with said Lucy's southerly line North 89 Deg. 30 ' east 753 feet to an iron stake, the southwest corner of Malcolm Lucy's 14.3 acre tract; thence with said 14.3 acre tract north 86 Deg. east 750 feet to the beginning, containing 11.25 acres, more or less.

Included in the above description but excluded therefrom is a tract of land in the 9th Civil District of Davidson County, Tennessee, being the extreme easterly portion of Kenneth H. Haislip's 11.25 acre tract as recorded in Register's Office for Davidson County, Tennessee, Book _____, Page_____, containing .88 acres more or less.

Beginning at an iron pin, an inner corner of the 14.3 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife, of record in Book 2745, page 551, Register's Office for said County; thence with his line south 5 Deg east passing his corner at 200 feet, in all 220 feet to a stake at the junction of a 50 foot roadway, which extends 30 feet wide for 228 feet past this point; thence South 84 Deg. W 166 feet to an iron pin in a fence row; thence North 8 Deg. 45' west along a fence row 226 feet to an iron pin in corss fence, Malcolm Lucy's line; thence 86 Deg. east along a fence row 180.75 feet to the point of beginning, containing.88 acres, more or less.

Being the same property conveyed to Jimmy W. Odum and wife Katherine P. Odum by Deed from Maggie E. Pruitt, of record in Book 4890, Page 707, in the Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is a Tract of land in the 9th Civil District, described as follows:

BEGINNING at an iron rod situated at the southwest corner of the William Mark Henry and Alicia J. Henry property as of record in Deed Book 6320, Page 985, R.O.D.C., Tennessee, said point also being situated in the northerly line of the Jimmy W. Odum property as of record in Deed Book 4890, Page 707, R.O.D.C., Tennessee.

Thence N. 86 43' 24" E, a distance of 92.61 feet to a point; thence S. 03 02'40" E, a distance of 100.38 feet to a point; thence S. 88 05'39"W, a distance of 636.20 feet to a point; thence S. 84 50' 05"W, a distance of 545.88 feet to a point; thence N. 02 52' 27"W, a distance of 150.00 feet to a point; thence S. 89 44'32"E, a distance of 551.02 feet to a point; thence N. 88 05'39" E, a distance of 538.52 feet to the point of beginning and containing 3.0 acres of land more or less.

Being the same property conveyed to William Mark Henry and wife Alicia Jane Henry by Deed from Jimmy W. Odum and wife Katherine P. Odum, of record in Book 6990, Page 545, in the Register's Office for Davidson County, Tennessee.

Exhibit A

Continued

Conveyed herewith is the easement for ingress and egress as reflected in the Deed of Record in Book 3131, Page 455, said Register's Office.

BEING part of the same property conveyed to Jimmy Wayne Odum and wife Katherine O. Odum by Deed from Kenneth H. Haislip and wife, Mamie Marie Haislip of record in Book 4392, Page 124, and by Deed from Maggie E. Pruitt, of record in Book 4890, Page 707, in the Register's Office for Davidson County, Tennessee.