[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James and Lisa O'Dell	New Owner	Map 133.02 Parcel 133.00
3208 Wingate Avenue		
Nashville, TN 37211		13237 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Kristy N. Griggs, Richard L. Griggs, Jr., Rachel A. Love and Susan C. Rodriguez, being the sole heirs at law of Ruby Geraldine Chapman** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James O'Dell and wife, Lisa** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55, ON THE PLAT OF AIRDRIE SUBDIVISION "B" PROPERTY OF D.C. BUELL OF RECORD IN BOOK 547, PAGE 42, SAID REGISTER'S OFFICE.

SAID LOT NO. 55 FRONTS 50 FEET ON THE EASTERLY SIDE OF WINGATE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HOWARD D. WALLER AND WIFE, RUBY G. WALLER BY WARRANTY DEED DATED JULY 26, 1949 FROM R.M. SORY AND WIFE LILLIAN C. SORY OF RECORD IN BOOK 1732, PAGE 137, SAID REGISTER'S OFFICE. THE SAID HOWARD D. WALLER HAVING SINCE DECEASED AND TITLE VESTED IN RUBY G. WALLER AS SOLE SURVIVING TENANTS BY THE ENTIRETY. THE SAID RUBY G. WALLER HAVING SINCE MARRIED, THEN DIVORCED AND WAS KNOWN AS RUBY GERALDINE CHAPMAN. THE SAID RUBY G. CHAPMAN HAVING SINCE DIED ON MARCH 19, 2007.

An affidavit of inheritance is recorded immediately prior to this incumbrance.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions of record in Book 700, page 284,said Register's office.
3. Agreement in Book 1560, page 471, re-recorded in Book 1561, page 436, as to set-back line, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/19/08 11:17 3 pgs
Fees:18.00 Taxes:296.00
20080519-0051014

This is improved property commonly known as: 3208 Wingate Avenue, Nashville, TN 37211

An Affidavit of Heirship is being recorded simultaneously herewith

The above described real property is not the personal, marital or primary residence of Grantors, their spouses, and/or any dependents.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me this 9th day of May, 2008

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of May, 2008.

Susan C. Rodriguez

Kristy Nicole Grigggs

Richard Lamar Griggs, Jr.

Rachel A. Love

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of May, 2008 before me personally appeared **Susan C. Rodriguez** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of May, 2008 before me personally appeared **Kristy Nicole Griggs** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of May, 2008 before me personally appeared **Richard Lamar Griggs, Jr.** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of May, 2008 before me personally appeared **Rachel A. Love** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012