| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| James and Lisa O'Dell | New Owner | Map/Parcel - |
| 1803 Cedar Lane | | 11914018400 |
| Nashville, TN 37212 | | 13248 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 **Lesley Jones, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James O'Dell and wife, Lisa O'Dell** (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:

**BEING A CERTAIN PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE DESCRIBED AS FOLLOWS, TO-WIT:**

**BEING THE EAST 78 FEET OF LOT NO. 8 OF BLOCK "D" ON THE MAP OF WOODBINE COURTS, PART TWO, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE NORTH MARGIN OF EAST TIMMONS AVENUE, THE COMMON CORNER OF LOTS 8 AND 9; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 156.5 FEET TO THE SOUTH LINE OF LOT 21; THENCE WITH THE SOUTH LINE OF LOTS 21 AND 22, WESTERLY 78 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF LOT 8, 156.5 FEET TO THE NORTH MARGIN OF EAST TIMMONS AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, EASTERLY 78 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO LESLEY JONES, UNMARRIED BY WARRANTY DEED FROM PEGGY JANE ANDERSON, UNMARRIED, RECORDED ON THE 25TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041025-0127998, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

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. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1163, Page 441, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/10/08 14:46 2 pg
Fees:13.00 Taxes:462.50
20080610-0059813

This is improved property commonly known as: 250 Timmons Street, Nashville, TN 37211

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $125,000.00**

**Affiant**

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Subscribed and sworn to before me this 6th day of June, 2008**

**My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009**

**Notary Public**

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 Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind herself, her 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 6th day of June, 2008.

Lesley Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2008, before me personally appeared Lesley Jones to me known to be the persons 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

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009