Davidson County DEEDWARR
Recvd: 11/06/08 15:17 2 pgs
Fees:13.00 Taxes:410.70
20081106-0110671

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
James O'Dell & Lisa O'Dell
142 McCall Street
Nashville, TN 37211

SEND TAX BILL TO:
Owner

Tax ID 133-03-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert Joel Colvin,** has this day bargained and sold, and does hereby transfer and convey unto **James O'Dell and wife, Lisa O'Dell,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 1 on the Map of Glencoe Acres, Section III, as of record in Book 2330, page 28, Register's Office for said County.

Said Lot No 1 fronts 84.6 feet on the northerly margin of Antioch Pike and extends back between lines 161.5 feet on the easterly line and 158.3 feet on the westerly line to a dead line in the rear measuring 92.5 feet thereon.

Being the same property conveyed to Robert Joel Colvin and Augusta Brown Colvin, retaining a life estate by Deed of record in Instrument No. 20040915-0111325 recorded 9/15/2004, Register' s Office for Davidson County, TN .

This is improved property known as **142 McCall Street Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2330, page 28, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of October, 2008.

Robert Joel Colvin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Joel Colvin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of October, 2008.

MILLIE W. DUNKEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Millie W. Dunkel
NOTARY PUBLIC

My Commission Expires: 6-5-2010

My Comm. Expires 6-5-2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $111,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of October, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: