WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $69,000.00.

Affiant

Subscribed and sworn to me on January 23, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

Davidson County DEEDWARR
Recvd: 01/23/09 10:52 3 pgs
Fees:18.00 Taxes:255.30
20090123-0005945

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin Van O'Dell 528 Rosedale Ave. Nashville, TN 37211	Same	118-04-0-032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LILLIE MAI PURCELL, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BENJAMIN VAN O'DELL, unmarried,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 6th Civil District of Davidson County, Tennessee, being Lot No. 10 on the on the unrecorded Map showing a subdivision of part of the J.W. Russworm property described according to a survey made by Blanchard and Parrish, Engineers, May 16, 1941, as follows:

Beginning on the northerly margin of Rosedale, formerly Rose Avenue at a point 608.7 feet west of the westerly margin of Gladstone Avenue, the corner of Lot Nos. 10 and 11; thence with the line between said two lots northwardly 204.3 feet; thence eastwardly 60.00 feet to the corner of Lot Nos. 9 and 10; thence with the line between said two lots, southwardly 207.5 feet to the northerly margin of Rosedale Avenue; thence with said Avenue, westwardly 60.0 feet to the beginning.

Being the same property conveyed to Rubin Jess Purcell and wife, Lillie Mai Purcell from Roy H. Orange, Jr. and wife, Lucylle Orange by Warranty Deed dated August 26, 1960 and recorded September 8, 1960 in Book 3128, Page 487. The said Rubin Jess Purcell died intestate September 5, 1971.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4405, Page 30, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 528 Rosedale Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on January 23, 2009.

Lillie Mai Purcell by William Jerry Purcell her attorney in fact
Lillie Mai Purcell by William Jerry Purcell
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, William Jerry Purcell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** for Lillie Mai Purcell (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 23rd day of January, 2009.

Tara Steward
Notary Public

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY