BILL GARRETT, Davidson County
Trans:T20100019634 DEEDWARR
Recvd: 04/05/10 15:20 2 pgs
Fees:13.00 Taxes:414.40
20100405-0025299

ADDRESS NEW OWNERS ~~and~~
~~SEND TAX BILLS~~
PATRICK J. ODWAR and wife,
TEDDY A. ODWAR
417 Glengarry Drive
Nashville, TN 37217

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Send Tax Bills To:
SunTrust Mortgage
410 Commerce St., Ste. 5100
Nashville, TN 37219

MAP PARCEL NUMBER:
120 - 5 - 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, VERA B. WILLIAMS (formerly VERA B. GALYON), married, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to PATRICK J. ODWAR and wife, TEDDY A. ODWAR, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 125 on the Plan of Glengarry Park Subdivision, Section I, as of record in Plat Book 2663, Page 72, Register's Office for said County.

SAID Lot 125 fronts 75.0 feet on the northwesterly side of Glengarry Drive and runs 212.0 feet on the northeasterly side and 249.8 feet on the southwesterly side, which line is a broken line, to a dead line in the rear on which it measures 41.0 feet.

BEING the same property conveyed to Bennie R. Galyon and wife, Vera B. Galyon, by deed of record in Book 4378, Page 359, Register's Office for Davidson County, Tennessee. Bennie R. Galyon having since died. Vera B. Galyon remarried and is now Vera B. Williams.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is not the primary residence of the Grantor.

This is improved property known as 417 Glengarry Drive, Nashville, Tennessee 37217.

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

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 31 day of March, 2010.

Vera B. Williams
VERA B. WILLIAMS
(formerly VERA B. GALYON)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, VERA B. WILLIAMS (formerly VERA B. GALYON), the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of March, 2010.

NOTARY PUBLIC

My Commission Expires:
8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

AFFIANT

Subscribed to and sworn before me, this the 31st day of March, 2010.

NOTARY PUBLIC

My Commission Expires:
11-22-10

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TIMOTHY D. FERGUSON
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