Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT 1005 00270

THIS INSTRUMENT PREPARED BY:

KEYSTONE TITLE, INC.

9005 Overlook Boulevard, Suite 134

Brentwood, Tennessee 37027

Address New Owner(s)
Odessa Sharpless
110 Honey Creek Lane
Nashville, TN. 37211

BILL GARRETT, Davidson County
Trans:T20100034355 DEEDWARR
Recvd: 06/07/10 10:36 2 pgs
Fees:13.00 Taxes:876.90
20100607-0043913

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
161130B11000CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of June, 2010,** by and between **Elizabeth Denise Murphy Chavez, married and Linda Caruthers, unmarried**, as Joint Tenants with the Right of Survivorship, party of the first part, and **Odessa Sharpless**, _____, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS ($237,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No.110 on the Plan of Creekside, shown on Exhibit "B' of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument 20050329-0034131, Register's Office for said County, and as amended in Instrument No. 200508220100021, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth D. Murphy on 02/29/2008, by deed from Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, filed for record on 03/03/2008, in Instrument No. 20080303-0020884, Register's Office for Davidson County, Tennessee. Being further conveyed to Elizabeth D. Murphy and Linda Caruthers, Joint Tenants with Right of Survivorship, by Quitclaim Deed from Elizabeth D. Murphy, dated July 31,2008, of record in Instrument No. 20080814-0083813,Register's Office for Davidson County, Tennessee. Elizabeth D. Murphy has since married Jeff Chavez and now goes by Elizabeth D. Murphy Chavez.

Elizabeth D. Murphy, Elizabeth D. Murphy Chavez and Elizabeth D. Chavez are one and the same person.

Jeff Chavez, husband of Elizabeth D. Murphy Chavez, joins in this conveyance to convey any and all interest that he may have in the above referenced property, now or hereafter.

The above legal description is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee herein; any and all matters appearing of record in Instrument No. 20050204-0013611, as amended in Instrument 20050329-0034131 and as amended in Instrument No. 200508220100021; matters shown of record in Instrument No. 20041217-0150431; matters shown of record in Instrument No. 20040714-0084063; matters shown of record in Instrument No. 20040702-0079260; and any and all easements, right of ways, restrictions, covenants, zoning, etc. appearing of record all in the Davidson County Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Elizabeth Denise Murphy Chavez
Elizabeth Denise Murphy Chavez

Jeff Chavez
Jeff Chavez

Linda Caruthers
Linda Caruthers

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Denise Murphy Chavez and husband Jeff Chavez and Linda Caruthers, unmarried,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd **day of June, 2010.**

My commission expires: 7/24/10

DeAnna Gwyn
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$237,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lee Duncan
Affiant

Subscribed and sworn to before me, this 3rd **day of June, 2010.**

DeAnna Gwyn
NOTARY PUBLIC

My commission expires: 7/24/10
exp. 7/24/10

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
110 Honey Creek Lane
Nashville, TN 37211