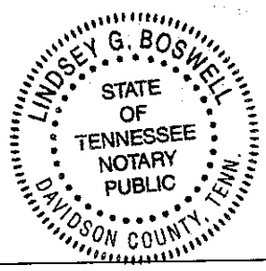
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Katie Smith
Affiant

Subscribed and sworn to me on March 8, 2013.

Lindsey G. Boswell
NOTARY PUBLIC

My Commission Expires: 8/23/14

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 03/08/13 10:50 3 pgs
Fees:18.00 Taxes:592.00
20130308-0023267

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Van O'Dell 530 Rosedale Avenue Nashville, TN 37211	SAME	118-04-0/031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Davis, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Benjamin Van O'Dell, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 6th formerly the 9th, Civil District of Davidson county, Tennessee, being Lot No. 11 on the map of the southeast part of the J. W. Russwurm Property, said subdivision being bound on the south by Rosedale Avenue, formerly Rose Avenue, on the east by Gladstone Avenue, as shown on the plan of Corrinne Place, as of record in Book 332, page 1, Register's Office for said County, and on the west by part of the Russwurm Property as of record in Book 547, page 190, said Register's Office, and on the north by the Russwurm acreage tract, said Subdivision not being of record, but described according to a survey made by Blanchard & Parrish, Engineers, dated May 16, 1941. Said Lot No. 11 fronts 65 feet on the northerly side of Rosedale Avenue, formerly Rose Avenue, its southeast corner being 608.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, and runs back between lines 204.3 feet on the easterly line and 203.4 feet on the westerly line to a dead line and measures 51 feet thereon.
>
> Being the same property conveyed to John Davis by Warranty Deed from Louis Kraag and Jeffrey L. Meeks, Sr., dated May 14, 2008, of record in Instrument No. 20080515-0049997, Register's Office for Davidson County, Tennessee.
>
> Florence Davis hereby joins in this conveyance for the purpose of transferring any marital rights she may have in the property, if any.

The conveyance of the above-described parcel of land is 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

John Davis

Florence Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2013, before me, the undersigned Notary Public, personally appeared John Davis and wife, Florence Davis, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2013.

Notary Public
My Commission Expires: 8/23/16



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 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, Meghan G. Murphy 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.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY