5c-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10561 PG 407
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Cameron C. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron C. Johnson (NAME)	Ohio Savings Bank (NAME)	104-11-J-4CO
2120 Acklen Avenue #4 (ADDRESS)	P. O. Box 5409 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Cleveland, Ohio 44101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott Roser, and wife, Julie A. ~~Zanda~~ ZAUCHA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cameron C. Johnson and Tammy M. Wiedenfeld and Sarah Johnson, all unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 4 of Peabody Place, a horizontal property regime established by Master Deed of record in Book 6323, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Scott Roser, unmarried, by deed from Raymond F. Bluth and wife, Claire M. Bluth, of record in Book 8732, page 824, Register's Office for Davidson County, Tennessee.

Julie A. ZAUCHA, ~~Zanda,~~ spouse of Scott Roser joins in this conveyance to relinquish any and all marital interest in the property.

97 AUG -7 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0335279

unimproved ( )
This is improved (X) property, known as 2120 Acklen Avenue #4, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 ~~xxx~~ our hand s this ~~31st~~ 30th day of July 19 97

Scott Roser

Julie A. ~~Zanda~~ ZAUCHA

BOOK 10561 PG 408

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Franklin
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Roser, and wife, Julie A. ~~Zanda~~ ZAUCHA

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Grove City Ohio, ~~Tennessee~~, this ~~31st~~ 30th day of July, 19 97

Commission expires 7/25/2000

Notary Public

MELINDA L. ROARK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 25, 2000

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Franklin

Before me, Melinda L. Roark, a Notary Public within and for the State and County aforesaid, personally appeared Scott F. Roser and and Julie Ann Zaucha with whom I ~~am personally acquainted~~ have identified and who upon their oath(s) acknowledged ~~to be the~~ and ~~respectively of the~~ ~~the within named bargainor, and corporation, and that~~ ~~as such~~ and THAT THEY ARE being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation, by the said as such~~, and attesting the same by the said ~~as such~~

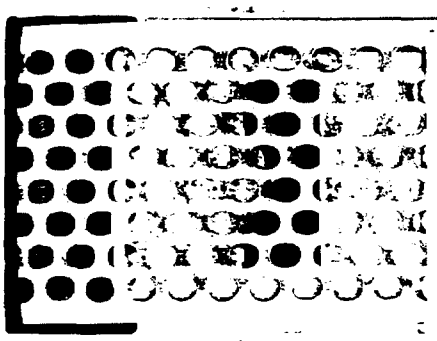
Witness my hand and official seal at office at Grove City, Ohio on this the 30th day of July, 19 97.

My commission expires 7/25/2000

Notary Public

MELINDA L. ROARK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 25, 2000

4387 08/07 0101 03CHECK 416.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10561 PG 409

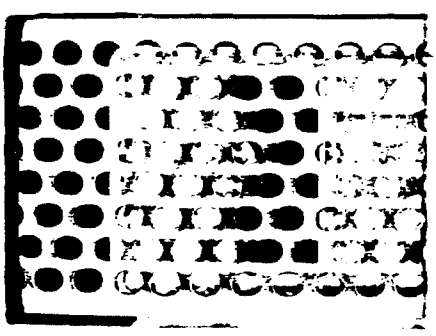
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

08/07/97 01 12:52 0001 4387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0335279
IDENTIF. ^ REFERENCE

97 AUG -7 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183881