We certify that this document is a true and correct copy of the original by:
Title Enterprises, LLC

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Leon Seidner, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **David S. Koziak, unmarried,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of May, 1999.

Leon Seidner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leon Seidner**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 1999.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 236,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of May, 1999.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 130 Group 07 Parcel 85.00

ADDRESS NEW OWNER:
David S. Koziak
706 Lynnwood Blvd.
Nashville, TN 37205

SEND TAX BILLS TO:
Same

05999439
DEED & REFERENCE
99 JUN 14 PM 1:28
ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Land being in Davidson County, Tennessee, being part of Lot No. 208 on the Plan of Royal Oaks Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown on an unrecorded plan of said Subdivision, made by W. B. Southgate Surveyor, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, May 5, 1950, as follows:

Beginning at an iron pin in the easterly margin of Lynnwood Boulevard, 25 feet south of the common corner of Lots 207 and 208, being the southwest corner of the property conveyed to Early M. McCann and wife, by Deed from Royal Oaks Land Company, of record in Book 1555, page 243, said Register's Office; thence with McCann's southerly line, South 83° 26' east 324.3 feet to an iron pin in the easterly line of Lot 208, 45 feet south of the common corner of Lots 207 and 208; thence with the easterly line of Lot 208, South 9° West 67.5 feet to an iron pin, the northeast corner of the property conveyed to J. D. Lytton and wife, by deed of record in Book 1513, page 5, said register's Office; thence South 89° 47' West 340.7 feet to an iron pin in the easterly margin of Lynnwood Boulevard; thence with the margin of the same, North 15° 28' east 109 feet to the beginning.

Being the same property conveyed to Leon Seidner, unmarried by Deed from Millard D. Tomlin, Jr. and spouse, Shirley W. Tomlin, dated May 30, 1996 and recorded June 4, 1996 in Book 10073, page 64, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

9351 06/14 0101 03CHECK
888.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 607

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

0569439

IDENTIFICATION REFERENCE

99 JUN 14 PM 1:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	236000.00
CON TX	873.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	888.20
CHECK	888.20

06/14/99 01 13:32 0001 9351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473775