THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/17/00 14:42 2pgs
Fees:10.00 Taxes:0.00
20001017-0103029

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JOHN F. OHLINGER and JANET H. OHLINGER, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to JOHN F. OHLINGER and JANET H. OHLINGER, as tenants in common. Said real estate is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Three, Oak Hill Estates, as of record in Plat Book 4860, pages 53 thru 55, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to JOHN F. OHLINGER and wife, JANET H. OHLINGER, by deed from Katherine L. Geisdorfer, dated October 8, 1993, of record in Book 9114, Page 742, Register's Office for Davidson County, Tennessee.

This is improved property known as 880 Lakemont Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on October 12, 2000.

JOHN F. OHLINGER

JANET H. OHLINGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JOHN F. OHLINGER and JANET H. OHLINGER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on October 12, 2000.

Deborah K. Baucom

NOTARY PUBLIC
My Commission expires: _____

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

Property address:
880 Lakemont Drive
Nashville, TN 37220

Mail Tax Bills To:
JOHN F. OHLINGER
880 Lakemont Drive
Nashville, TN 37220

PARCEL I.D.
Map 160-9
Parcel 40

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

John F. Ohlinger

, Affiant

JOHN F. OHLINGER

Subscribed and sworn to before me on October 12, 2000.

Deborah K. Baucom

NOTARY PUBLIC
My Commission Expires: _____

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

NOTICE TO REGISTER OF DEEDS: This transfer is a dissolution of tenancy by the entirety by a conveyance from one spouse to the other and pursuant to T.C.A. § 67-4-409(a)(3)(A) such transfer is exempt from the recordation tax.