RETURN TO:
AMERICAN TITLE COMPANY
125 GLANCY ST.
GOODLETTSVILLE TN 37072

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/04/01 16:19 2pgs
Fees:11.00 Taxes:490.25
20010404-0033036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Jacqueline G. Brown
Affiant

Subscribed and sworn to before me, this 30th day of March, 2001.

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: [illegible]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jim F. Ouzts	Jim F. Ouzts	18-03
403 Isaac Drive	403 Isaac Drive	032
Goodlettsville TN 37072	Goodlettsville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dianna G. Atkinson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jim F. Ouzts, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the City of Goodlettsville in Davidson County, Tennessee, being Lot No. 78 on the Plan of Connell Estates, Section 3 of record in Book 3600, page 31, Register's Office for said County.

Being the same property conveyed to Dianna G. Atkinson, unmarried, from Joseph L. Laster, Jr. and spouse, Sharon K. Laster by deed of record in Book 11050, page 710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 403 Isaac Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of March, 2001.

Dianna G Atkinson
Dianna G. Atkinson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dianna G. Atkinson, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of March, 2001.

Notary Public

My Commission expires

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002