THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00

Affiant

Subscribed and sworn to before me, this 25th June, 2001

Notary Public

My Commission Expires: 9/28

Davidson County DEEDWARR
Recvd: 06/25/01 15:10 2pgs
Fees:11.00 Taxes:591.63
20010625-0067110

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
EUGENE M. OLTZ 1607 McEwen Avenue Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 338

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 159,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , KRZYSZTOF KRAKOWIAK AND DAVID MARBURGER, BOTH UNMARRIED hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto EUGENE M. OLTZ, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15 on the Plan of Map of George Shield's East End of record in Plat Book 57, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Krzysztof Krakowiak and David Marburger, as joint tenants with rights of survivorship, by Quitclaim Deed from Krzysztof Krakowiak, unmarried, of record as Instrument No. 200004180038772 in the Register's Office for Davidson County, Tennessee, and as corrected and re-recorded as Instrument No. 20010625-0067109 in said Register's Office.

This is improved property known as 1607 McEwen Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of George Shield's East End of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of June, 2001.

KRZYSZTOF KRAKOWIAK

DAVID MARBURGER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRZYSZTOF KRAKOWIAK AND DAVID MARBURGER, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ 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 this _____ day of _____.

My Commission Expires: _____

Notary Public