Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/07/02 16:35 3pgs
Fees:18.00 Taxes:2386.50
20020207-0017151

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roman G. Ottinger and wife, Pamela B. Ottinger** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Carol Valent** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in ~~Williamson~~ Davidson, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) 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 covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 31st **day of January, 2002.**

Roman G. Ottinger
Roman G. Ottinger

Pamela B. Ottinger
Pamela B. Ottinger

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Roman G. Ottinger and wife, Pamela B. Ottinger** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 31st day of January 2002

Cheryl M. Traverse
Notary Public
My Commission expires: 12-20-03



STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $645,000.00 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 6th day of Feb. 2002.

Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

Map and Parcel: 124-119.00

Address of New Owner:
3245 Thoroughbred Drive
Hermitage, TN 37076

Send Tax Bills To:

Same

6020008

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Beginning at an iron pin on the East side of Thoroughbred Drive, being the southwest corner lot 10 of Bridle Path Subdivision, Section Five as of record in Plat Book 9700, page 212, Register's Office for Davidson County, Tennessee.

Thence S. 82 degreed 17 min. 20 sec. E 843.45 feet to an iron pin; Thence S 07 deg 42 min 40 sec W 51.65 feet to an iron pin; Thence N 82 deg 17 min 20 sec W 843.36 feet to an iron pin; Thence with a curve to the lefrt having a central angle of 00 deg 03 min 08 sec, aradius of 56573.73 feet and a lenght of 51.56 feet to the point of beginning containing 43561.77 square feet or 1.00 acre.

Being the same property conveyed to Roman G. Ottinger and wife, Pamela B. Ottinger from Eckhardt Realty Corporation, Inc., Trustee of the Bridle Path Land Trust by Warranty Deed dated September 22, 1997 and recorded October 7, 1997 in Book 10638, page 501, Register's Office for Davidson County, Tennessee. Also acquired in Book 10257, page 448, Register's Office for Davidson County, Tennessee.