RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/02 15:17 2pgs
Fees:13.00 Taxes:3108.00

20021107-0137603

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF NOVEMBER 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19052SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William T. Spitz Sandra P. Spitz 16 Wynstone Nashville, TN 37215	SAME	158-4-A-102-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mac E. Ozier and wife, Betsy R. Ozier, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William T. Spitz and wife, Sandra P. Spitz, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Otterwood, Section III,, as of record in Plat Book 6900, page 790, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mac E. Ozier and wife, Betsy R. Ozier, by Deed from Sharon K. Lester and Thomas W. Schlater, of record in Book 9083, page 488, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated and paid by the Grantor. 2003 Davidson County taxes are assumed by the Grantees; and
2. All matters shown on plan of record in Book 6900, page 790, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Otterwood, and the By-Laws appended thereto, of record in Book 7260, page 483, amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee; and
4. Conveyance of sanitary sewer line of record in Book 7474, page 695, said Register's Office; and
5. Charter of Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office; and

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 16 Wynstone, Nashville, TN 37215.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of November, 2002.

Mac E. Ozier

Betsy R. Ozier

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 6, 2002, before me personally appeared Mac E. Ozier and Betsy R. Ozier to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 6th day of November, 2002.

NOTARY PUBLIC

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
I Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE