Box 17

RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/02 15:10 2pgs
Fees:13.00 Taxes:706.70

20021127-0147436

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $191,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19157SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason P. Ofsanko Stacey U. Ofsanko 711 Kendall Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, Tennessee 37204	103-06-195

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, Andrew C. Tompkins and wife, Laurie Tompkins and Charlotte M. Tompkins, ummarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jason P. Ofsanko and wife, Stacey U. Ofsanko, 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. 16, on the Plan of Brookside Courts Additions No. 3, as of record in Plat Book 1835, page 107, 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 Andrew C. Tompkins and wife, Charlotte M. Tompkins, by deed from Thomas Schlater Stumb and wife, Kathryn D. Stumb d/k/a Katheryn Elise Denton, of record in Book 7548, page 603, Register's Office for Davidson County, Tennessee. The said Andrew C. Tompkins and Charlotte M. Tompkins having since divorced.

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

1. 2002 Davidson County taxes which have been prorated by the parties and paid. 2003 Davidson County taxes are assumed by the Grantees; and
2. 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 711 Kendall Drive, Nashville, TN 37221.

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 21st day of November, 2002.

Andrew C. Tompkins

Laurie Tompkins

Charlotte M. Tompkins

Charlotte M. Tompkins

~~STATE OF TENNESSEE, COUNTY OF DAVIDSON~~ COMMONWEALTH OF KENTUCKY

On Nov. 21, 2002, before me personally appeared ~~Andrew C. Tompkins and Laurie Tompkins~~ CHARLOTTE M. TOMPKINS to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that ~~they~~ She executed the same as their free act and deed.

Witness my hand and official seal this 21 day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 01/06

~~COMMONWEALTH OF KENTUCKY, PROVIDENCE OF~~ STATE OF TENNESSEE, **SS.:**
COUNTY OF DAVIDSON

On November 22, 2002, before me personally appeared ~~Charlotte M. Tompkins~~ ANDREW C. TOMPKINS & LAURIE TOMPKINS to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as ~~her~~ THEIR free act and deed.

Witness my hand and official seal this 22nd day of November, 2002.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003



