THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20188**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $397,500.00. Melinda G. Medlin Affiant Subscribed and sworn to before me, this 3rd day of March, 2003. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/13/03 16:13 2pgs
Fees:13.00 Taxes:1470.75

20030313-0034112

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathy Ogles and Melinda G. Medlin 4323 Esteswood Drive Nashville, TN 37215	**NEW OWNER**	MAP 130-08 PAR 4.00 FB 07DA-45915

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PETE ZABASKI , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KATHY OGLES AND, MELINDA G. MEDLIN, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4323 Esteswood Drive, Nashville, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This not now nor has it ever been the marital principal residence of the Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3th day of March, 2003.

PETE ZABASKI

STATE ~~OF~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PETE ZABASKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3th day of March, 2003.

My Commission Expires: _____ Notary Public

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Esteswood Estates, as of record in Plat Book 1835, page 101, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Pete Zabaski by deed from Ellen H. Felts A/K/A Ellen Highsmith Felts, unmarried appearing as Instrument No. 20011203-0132474, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 101, said Register's Office.