Davidson County DEEDWARR
Recvd: 11/12/03 15:58 1pgs
Fees:13.00 Taxes:354.83

20031112-0165792

mail

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 202
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 202, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel W. Ogen **309 Tamworth Drive** **Nashville, TN 37214**	**SAME**	**95-08-65.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert L. Marko, II and wife, Holly Marko (Formerly known as Holly O'Brien)

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel W. Ogen and wife, Brooke A. Ogen

HEREINAFTER CALLED THE GRANTEES, ***Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 156, Section 2, on the Plan of Eva Mor Heights of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
Said Lot No. 156 fronts 55 feet on the northeasterly side of Tamworth Drive and runs back 295.3 feet on the northerly line and 223.67 feet on the southerly line to a dead line in the rear measuring 135 feet thereon.

Being the same property conveyed to Robert L. Marko, II and Holly O'Brien by Warranty Deed dated 10/12/01 from Gerald E. Alderman and wife, Holly J. Alderman filed for record on 11/02/01 in Instrument No. 20011102-0120028, Register's Office for Davidson County, Tennessee.

HOLLY MARKO AND HOLLY O'BRIEN ARE ONE AND THE SAME PERSON.

Unimproved ( )
This is improved (X) property known as 309 Tamworth Drive, Nashville, TN 37214

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(S), Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have lawfully seized and possessed of said land in fee simple, ***have*** a good right to convey it and the same is unencumbered, unless otherwise herein set out; and ***do(es)*** further covenant and bind ***ourselves, our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S), 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 5 day of November, 2003

Robert L. Marko, II

Holly Marko

STATE OF: Florida COUNTY OF: Hillsborough.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Marko, II and Holly Marko, 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 5th day of November, 2003.

Commission Expires:

Notary Public: Roberta R. Wiedler

ROBERTA R. WIEDLER
Commission # DD0200583
Expires 4/7/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.