First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF ____, 20__

NOTARY PUBLIC

My Commission expires: ____

NOTARY PUBLIC AT WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

Davidson County DEEDWARR
Recvd: 12/05/03 12:02 3pgs
Fees:18.00 Taxes:1054.50

20031205-0175150

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055 Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven and Pamela Olson (NAME)	Same (NAME)	118-08-0-052.00
7704 River Fork Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Paul E. Trey and Brooke E. Trey, husband and wife

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven Olson and Pamela S. Olson, husband and wife

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

Subject to:

1. All matters as shown on the plat of record in Plat Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2400 Felts Avenue, Nashville, Tennessee 37211
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 4th day of December, 2003.

Paul E. Trey

Paul E. Trey

Brooke E. Trey

Brooke E. Trey

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paul E. Trey and Brooke Trey, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 4 day of December, 2003.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of December, 2003.

My Commission expires:

_____

_____
Notary Public

Exhibit A

Tract I: Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 12 fronts 57.6 feet on the easterly side of Felts Avenue and runs back 99 feet on the northerly line, with the southerly margin of Melrose Avenue, and 127.5 feet on the southerly line to an alley, measuring 50 feet thereon.

Tract II: Land in Davidson County, Tennessee and being Lot No. 13 on the Plan of Grandview Heights, as of record in Book 161, page 14 and 15 of the Register's Office of Davidson County, Tennessee; said Lot No. 13 fronts 50 feet on the East side of Felts Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Paul E. Trey and wife, Brooke E. Trey by Warranty Deed from Mary Ann Null R. Areaux of record in Book 11175, page 824, Register's Office for Davidson County, Tennessee.