PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 03/29/04 13:53 2pgs
Fees:13.00 Taxes:819.55
20040329-0034981

W & I Ref Title No: 45389
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Debra L. Sklenka 4303 Wyoming Avenue Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 103-04-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harris J. Ogburn Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra L. Sklenka** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 6 in Block 1, on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of Lot No. 6 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue and extends back between lines 160 feet on the west line and 162 feet, more or less on the east line, to an alley and measures 60 feet more or less on said alley.

Being the same property conveyed to Harris J. Ogburn, Jr., by deed from Joseph A. Wood, married of record in Doc. No. 20020905-0107541, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 332 Page 104, said Register's Office.

This is improved property, known as: 4303 Wyoming Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2004.

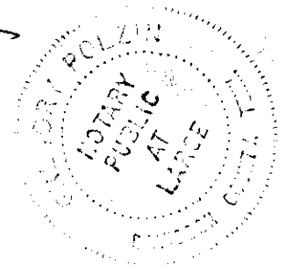
Harris J. Ogburn Jr.

State of TENNESSEE
County of DAVIDSON

On this 26th day of March, 2004, before me the undersigned authority, personally appeared Harris J. Ogburn Jr., 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 the execution as a free act and deed.

My Commission Expires: 3/25/08

Notary



State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $221,500.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2004

My Commission Expires: 3/25/08

Notary Public

