Dav. Co. File Box 14-A
jtc file no. 17084-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 20th day of May, 2004

Deborah H. Berry
Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

DEBORAH H. BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/21/04 08:34 2pgs
Fees:13.00 Taxes:1346.80
20040521-0059741

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Robert Terrazas, III	SunTrust Mortgage, Inc.	105-15
(NAME)	(NAME)	(MAP)
2127 Ashwood Avenue	P. O. Box 79041	214.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Timothy R. Oeltmann, unmarried and Thomas Oeltmann, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Robert Terrazas, III , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 61 on the Map of Sunset Park as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southerly margin of West Ashwood Avenue, formerly "A" Street, as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of the said lot, 150.5 feet, more or less, to a dead line; then with the south line of the said Lot No. 61, westerly 50.0 feet; then northerly parallel with the first line 155.0 feet to the southerly margin of said Avenue or Street; then with the southerly margin of said Avenue, easterly 50.0 feet to the beginning.

Being the same property conveyed to Timothy R. Oeltmann and Thomas Oeltmann by deed from Steven D. Lane dated September 28, 1998 of record in Book 11138, page 349, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2127 Ashwood Avenue, Nashville, Tennessee 37212

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 20th day of May, 2004.

Timothy R. Oeltmann
Timothy R. Oeltmann, unmarried

Thomas Oeltmann by Timothy Oeltmann atty-in-fact
Thomas Oeltmann, married

Margaret Turner Oeltmann by Timothy Oeltmann atty-in-fact
Margaret Turner Oeltmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy R. Oeltmann, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of May, 2004.

Notary Public

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Timothy R. Oeltmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Thomas Oeltmann and wife, Margaret Turner Oeltmann, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas Oeltmann and Margaret Turner Oeltmann, the bargainor, by the said Timothy R. Oeltmann, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of May, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

This Instrument is being executed on behalf of Thomas Oeltmann and wife Margaret Turner Oeltmann pursuant to a Power of Attnorney executed by same on the 6th day of May, 2004, of record as Instrument No. 20040521-0059740 Register's Office for Davidson County, Tennessee.