SHIRLEY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

My Commission Expires 2/27/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: 2/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda D. Bogatinoff (NAME)	Ohio Savings Bank and Loan, LLC (NAME)	MAP: 108-070B
304 Timberway Circle (ADDRESS)	1111 Chester Avenue (ADDRESS)	PARCEL: 08500CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amy L. Rainhart and husband, Christopher M. Dowls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda D. Bogatinoff, Unmarried Woman

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:

Property located at 304 Timberway Circle, Nashville, Davidson County, Tennessee 37214 AND:

Being Unit No. 85 of Timber Lake Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Amy L. Rainhart by deed dated 11/30/99, from Jean Marie Lincoln, filed for record on 12/02/99, in Book 11765, page 554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 12/28/04 08:34 2pgs
Fees:13.00 Taxes:284.53

20041228-0152578

unimproved ( )
This is improved (X) property, known as 304 Timberway Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 hand this 17th day of December 2004

Amy L. Rainhart

~~STATE OF TENNESSEE~~ State of Georgia
~~COUNTY OF DAVIDSON~~ County of Clayton

Personally appeared before me, the undersigned, a Notary Public in and f
said County and State, the within named Amy L. Reinhart and husband Christopher U

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledg
she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory
____, Tennessee, this 17th day of December, 2004.

Commission expires ~~Notary Public, Clayton County, Georgia~~ My Commission Expires January 24, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____, ____.

My commission expires ____

Notary Public