Prepared By:
David W. McMackin
104 East Park Drive, Suite 104
Brentwood, TN 37027

Name & Address of New Owner	Send Tax Bills To	Map & Parcel No.
Ocean One, LLC 2407 Hammond Drive Nashville, TN 37208	Same	081-14-0-123.00

Davidson County DEEDWARR
Recvd: 01/11/05 12:40 2 pgs
Fees:13.00 Taxes:259.00
20050111-0004088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer, is $70,000.00

Affiant

Subscribed and sworn to before me this 14th day of December, 2004.

Notary Public
My Commission Expires

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 25, 2005

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged, Kenneth W. Dozier and Ella M. Dozier, both unmarried, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Ocean One, LLC (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 36 on the Revised Plan of Fisk Park, as of record in Plat Book 2331, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 36 fronts 57 feet on the southerly side of Hammond Drive and runs back 126.7 feet on the easterly side and 87.7 feet on the westerly line to a dead line in the rear on which it measures 56.4 feet.

Being the same property conveyed to Kenneth W. Dozier and Ella M. Dozier, as joint tenants with right of survivorship, by quitclaim deed from Ella M. Dozier, unmarried, dated June 8, 2001, and filed for record as Instrument No. 20010615-0063776, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2407 Hammond Drive, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands on this 14th day of December, 2004.

Kenneth W. Dozier

KENNETH W. DOZIER

Ella M. Dozier

ELLA M. DOZIER

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Kenneth W. Dozier and Ella M. Dozier, 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 seal, this 14th day of December, 2004.

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

Notary Public
My Commission Expires_____