#237
Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/13/05 08:27 2 pgs
Fees:13.00 Taxes:462.50
20050413-0040714

ADDRESS NEW OWNER:
Veronique J. Jeanty
257-259 Ocala Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
(NEW OWNER)

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **162-6**
GROUP
PARCEL **207**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Consolidated Investment Company, a Partnership consisting of Frank D. Oster and Ben P. Shields, Jr. as the only partners,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Veronique J. Jeanty, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section Two, Fair Oaks, of record in Plat Book 4460, pages 52-53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Consolidated Investment Company, by deed from Stephen W. Ramp, Substitute Trustee of record in Book 5034, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 257-259 Ocala Drive, Nashville, Tennessee 37211.

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",her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 5th day of April, 2005.

Consolidated Investment Company, a Partnership consisting of Frank D. Oster and Ben P. Shields, Jr.

By: Frank D. Oster, partner
Frank D. Oster, Partner

By: Ben P. Shields, Jr.
Ben P. Shields, Jr., Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Frank D. Oster and Ben P. Shields, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Partners** of Consolidated Investment Company, the within named bargainor, a partnership, and that they as such authorized partners, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership as authorized.

WITNESS my hand and official seal this 5th day of April, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of April, 2005.

NOTARY PUBLIC

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 31, 2007