This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Alan J. Poizner
1621 Russell Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 05/05/05 13:27 2 pgs
Fees:13.00 Taxes:710.40
20050505-0050781

MORTGAGEE:

MAP **83-14**
GROUP
PARCEL **43**

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, **Diane Garrison and Dusti Ramieh** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Alan J. Poizner**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 24, Chancery Court at Nashville.

Said Lot No. 34 fronts 50.0 feet on the north side of Russell Street and extends back between parallel lines 160.0 feet to an alley in the rear.

Being the same property conveyed to Diane Garrison and Dusti Ramieh by deed from David E. Ross, Rachel L. Ross and Rebekkah A. Ross of record in Instrument no. 20020722-0087778, re-recorded in In, 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 1621 Russell Street, Nashville, Tennessee 37206.

*Moses Ramieh, spouse of Dusti Ramieh hereby joins in this conveyance to transfer any of this right, title, and interest in the subject property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 2nd day of May, 2005.

Diane Garrison

Dusti Ramieh

Moses Ramieh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane Garrison, Dusti Ramieh and Moses Ramieh**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of May, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006