Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/05 08:48 2 pgs
Fees:13.00 Taxes:1776.00
20050622-0071343

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Harry Elliott Ozment
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2005.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Elliott Ozment and Elizabeth Ozment (NAME) 1214 Murfreesboro Pike (STREET ADDRESS/ROUTE NUMBER) Nashville, TN 37217 (CITY/STATE/ZIP)	SAME (NAME) (STREET ADDRESS) (CITY/STATE/ZIP)	120-05-205.00

FOR AND IN 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,

David A. Fleming and wife, Janice S. Fleming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry Elliott Ozment and wife, Elizabeth Ozment**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 2 on the plan of Stardust Commercial Park, Section One, a Resubdivision of Lot No. 2 and Reserved Parcel No. 2, as of record at Book 5190, page 76; and, together with the rights and/or grants of rights contained in three easements as of record at Book 5260, page 929, Book 5260, page 933 and book 5260, page 943, all of record at the Register's Office for said County, and to all of which reference is hereby made and the same incorporated herein for a complete description of said lot and the grants contained in said easements and running with the land and for the use and benefit of said Lot No. 2.

Being the same property conveyed to David A. Fleming and wife, Janice S. Fleming, in equal shares, as tenants in common without right of survivorship, by Warranty Deed from Dale P. Schneider and wife, Carole A. Schneider, dated June 9, 1999, recorded June 10, 1999, of record in Book 11521, page 724, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 5190, page 76, in the Register's Office for Davidson County, Tennessee; to easements of record at Book 5260, pages 929, 933 and 943, in said register's office, said easements being "non-exclusive" common easement rights, subject to the covenants and requirements contained in said easement agreements, and to the rights of others in and to the land within said easements; and to the 2005 Davidson County property taxes, which are not yet due or payable and are being prorated.

This is unimproved ( )
improved (X) property, known as 1214 Murfreesboro Pike (House Number/Street) Nashville (City/Town) TN (State) 37217 (Postal Code)

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.

DF

Witness our hand this 21st day of June, 2005.

DAVID A. FLEMING **JANICE S. FLEMING**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **David A. Fleming and wife, Janice S. Fleming** 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 instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **Tennessee**, this 21st **day of June, 2005**.

Notary Public

Commission Expires:

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005