Name and Address of New Owner:

Jerome T. Oss
3121 CARL ROAD
FRANKLIN, TN 37064

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005060224

Map & Parcel No.
104-08-0362

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value,

whichever is greater for this

transfer is $200,000.00

Davidson County DEEDWARR
Recvd: 06/29/05 13:31 2 pgs
Fees:13.00 Taxes:740.00

20050629-0074852

Affiant
Subscribed and sworn to before me
on 06/23/05.

Notary Public
My Commission Expires: 11-6-06

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN
MY COMMISSION EXPIRES NOVEMBER 06, 2006

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 Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Jeanette Hopkins, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jerome T. Oss and wife, Cheryl A. Oss, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 11 and the northerly 7-1/2 feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of large Lots, called Rokeby, of record in Book 161, Page 133, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot to adjoin and front together 57-1/2 feet on the westerly side of Villa Street and run back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed Jeanette Hopkins, a married individual, by Quitclaim Deed from Bruce Johnson, a single individual, dated June 22, 2002 of record in Instrument No. 20020701-0079020, said Register's Office, and further by Quitclaim Deed from Ethel Odumn, a single individual, dated June 22, 2002 of record in Instrument No. 20020701-0079019, said Register's Office.

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

This is improved property located at 1711 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/23/05.

Jeanette Hopkins

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette Hopkins, the bargainor(s), with whom ~~I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 06/23/05.

Sassan Morshedian

Notary Public
My Commission Expires: Sep 25, 2006
(SEAL)

SASSAN MORSHEDIAN
Commission # 1372300
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2006