WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEVEN G. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

G-CD-05-3103

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Sullivan	Ohio Savings Bank (NAME)	
3103 Dudley Avenue	1111 Chester Avenue	104-6-280.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT M. RODGERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN M. SULLIVAN AND WIFE, ADDIE M. SULLIVAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 41 FEET OF LOT NO. 80 AND THE WESTERLY 18 FEET OF LOT NO. 81 ON THE PLAN OF THE BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE OF RECORD IN PLAT BOOK 332, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

SAID PARTS OF SAID LOTS FRONT TOGETHER 59 FEET ON THE SOUTH SIDE OF DUDLEY AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 135 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SCOTT M. RODGERS, UNMARRIED BY WARRANTY DEED FROM DANIEL E. OAKS, UNMARRIED, RECORDED ON THE 17TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001117-0113966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/06/05 13:43 2 pgs
Fees:13.00 Taxes:2072.00
20051006-0120757

unimproved ( )
This is improved (X) property, known as 3103 Dudley Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 3rd day of October, 2005.

Scott M. Rodgers

STATE OF Tennessee
COUNTY OF Davidson

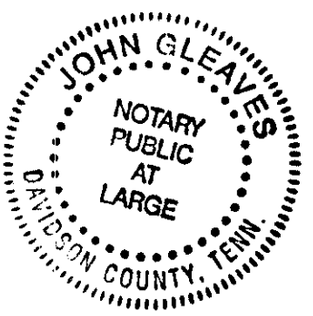
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott M. Rodgers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 3rd day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

~~2012 21st Avenue South~~
Nashville, TN 37212

~~615.383.2903~~

Sumner Title
131 Indian Lake Blvd, #200
Hendersonville, TN 37075