File Box 30

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Virginia Ortega
4157 Apache Trail
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 01/31/06 16:12 2 pgs
Fees:13.00 Taxes:462.50
20060131-0012213

SEND TAX BILL TO:
Mortgagee

MORTGAGEE: (JC.)
Bank of America, N.A.
6700 Lakeview Center DR.
TAMPA, FL 33619

MAP **162-3**
GROUP
PARCEL **261.00**

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, **Frank Oster,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Virginia Ortega, married,** hereinafter called the "GRANTEE", her 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. 198 on the Plan of Haywood Hills, Section III, of record in Plat Book 4460, page 164-165, Register's Office, 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 Frank Oster by Quitclaim Deed from Gardenview Properties, a Tennessee general partnership, of record in Instrument No. 20060131-0012212, being recorded simultaneously herewith, Register's Office, Davidson County, Tennessee. Having been the same property conveyed to Gardenview Properties, a Tennessee general partnership by deed from R. K. Kelley, unmarried of record in Instrument no. 20040806-0095053, 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 2006 and subsequent years.

This is **improved** property known as **4157 Apache Trail, Antioch, Tennessee 37013.**

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 covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 **25th** day of **January, 2006.**

Frank Oster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 25th day of January, 2006.

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 25th day of January, 2006.

NOTARY PUBLIC

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

My Commission Expires: