19593-3
Box 14A

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Georgia L. Middleman	Ohio Savings Bank P.O. Box 94674 Cleveland, OH 44101-4674	MAP and PARCEL 133-2 187
3217 Avenal Avenue Nashville, TN 37211		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 03/28/06 12:29 3 pgs
Fees:18.00 Taxes:395.53

20060328-0035187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roger Nathan Phy** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Georgia L. Middleman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plat of Airdrie Subdivision "B", property of D.C. Buell, as of record in Book 547, Page 42, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the westerly side of Avenal Avenue, and runs back between parallel lines 183 feet to an alley.

Being the same property conveyed to Earnest Harold Phy and wife, Christine Phy, by Warranty Deed dated November 15, 1955, from W.C. Hembree and wife, Mattie M. Hembree, of record in Book 2483, Page 107, Register's Office for Davidson County, Tennessee. Earnest Harold Phy is one and the same person as Ernest Harold Phy. Christine Phy is one and the same person as Christine Murrell Phy. The said Christine Murrell Phy died on July 13, 1997, leaving Ernest Harold Phy as the sole surviving tenant by the entirety. The said Ernest Harold Phy died intestate on December 9, 2002. Ernest Harold Phy left one heir-at-law, Roger Nathan Phy. Pursuant to Tennessee Code Annotated, Section 31-2-103, said property is vested in Roger Nathan Phy. See also Docket No. 04P2001, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, for intestate administration of the Estate of Ernest Harold Phy and wherein Roger Nathan Phy was appointed Administrator of said estate. See also Letters of Administration attached hereto as Exhibit A made a part hereof.

This is property with a common address of 3217 Avenal Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 547, Page 42, said Register's office and all matters therein.

Roger Nathan Phy, Administrator of the Estate of Ernest Harold Phy, hereby joins in this Deed to warrant that there are no claims or other matters affecting said estate that would interfere with the clear title to said property.

Roger Nathan Phy further warrants that the property has never been used as his marital residence and is not subject to any marital rights therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $106,900.00
[
[Affiant
[Subscribed and sworn before me this 27th day of March, 2006.
[
[My Commission Expires: 5/23/09 Notary Public

DEBORAH M. O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, ar d the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **March, 2006**.

Roger Nathan Phy

ESTATE OF ERNEST HAROLD PHY

By: Roger Nathan Phy Admin.
Roger Nathan Phy, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Roger Nathan Phy** , with whom I am personally acquainted, or who 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 office this **27th** day of **March, 2006**.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **ROGER NATHAN PHY,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Administrator of the Estate of Ernest Harold Phy,** the within named bargainor, and that he as such Administrator, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Administrator.

Witness my hand and official seal at office, this 27th day of March 2006

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0603D031

Exhibit A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION

04P2001

TO ROGER NATHAN PHY :

It appearing to the Court, that ERNEST HAROLD PHY, has died, and leaving no will, and the Court being satisfied as to your claim to the Administration , and you having given bond pursuant to Order, if required, and qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you:

THESE ARE THEREFORE to authorize and empower you to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, to deliver the residue thereof to those who are by law entitled.

WITNESS, Richard R. Rooker, Clerk of Probate Court, at my office, this December 21, 2004

Richard R. Rooker, Clerk

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court, hereby certify that the foregoing is a full, true and perfect copy of Letters of Administration, issued to ROGER NATHAN PHY, as Administrator of the estate of ERNEST HAROLD PHY, deceased, and I do further certify that ROGER NATHAN PHY is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the records filed in my office at Nashville, Tennessee.

WITNESS my hand and official seal, this _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____D.C.