PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/15/06 10:59 3 pgs
Fees:18.00 Taxes:83.25

20060515-0056596

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of May, 2006, by and between GREGORY POLLARD D/B/A P2 DEVELOPMENT, hereinafter called Grantor, and JASON OGGS, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GREGORY POLLARD D/B/A P2 DEVELOPMENT, as Grantor, does hereby bargain, sell, transfer and convey unto JASON OGGS, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1015 11TH AVENUE NORTH, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, itself and its successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

GREGORY POLLARD D/B/A P2 DEVELOPMENT
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GREGORY POLLARD D/B/A P2 DEVELOPMENT, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **TENNESSEE, this** 2 **day of May, 2006.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JASON OGGS
4088 Barnes Cove Drive
Antioch, TN 37013

Property Address:

1015 11TH AVENUE NORTH, NASHVILLE, TN 37208
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 81-16, PARCEL 561

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **22500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 2 day of **May, 2006.**

Notary Public

My Commission Expires: 5/24/2006

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7799

EXHIBIT 'A'

Land in Davidson County, Tennessee, within the corporate limits of the City of Nashville, and being Lot No. 8 on the Plat of the Narcissa Smith Property in North Nashville, sometimes called Captain Jack Smith's Plan, not of record described as follows:

Beginning on the westerly margin of 11th Avenue, North, formerly Cumberland Street, 290 feet northerly from the northerly margin of Jackson Street, being the corner of Lot Nos. 7 & 8; thence with the westerly margin of said Avenue, northerly 50 feet to the southerly margin of an alley; thence with the southerly margin of said Alley, westerly 140 feet to the easterly margin of another alley; thence, with the easterly margin of the last mentioned alley, southerly 50 feet to the corner of Lot Nos. 7 & 8; thence easterly with the line between said two lots, 140 feet to the beginning.

Being the same property conveyed to GREGORY POLLARD D/B/A P2 DEVELOPMENT, by QUITCLAIM DEED from DEJUAN BUFORD, of record in INSTRUMENT NUMBER 20060515 0056595, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All Wilson County real property taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 81-16, PARCEL 561).

2. All City of Lebanon real property taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 81-16, PARCEL 561).

3. All matters as set forth on the Plan of Five Oaks Subdivision, Phase Three, Section Two of record in Plat Book 25, page 140, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Declaration of Covenants, Conditions and Restrictions for Five Oaks of record in Record Book 805, page 755; Record Book 981, page 1376; Record Book 1040, page 1092; and Record Book 1054, page 509, Register's Office for DAVIDSON County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for Five Oaks, Phase Three, Section One and Two of record in Record Book 1080, page 759, Register's Office for DAVIDSON County, Tennessee.

6. Articles of Incorporation for Five Oaks of Wilson County Homeowners Association, Ins. of record in Record Book 838, page 864, said Register's Office.