P-06-1311	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215.00 Affiant Subscribed and sworn to before me, this 24th DAY OF May, 2006. Notary Public MY COMMISSION EXPIRES: 1/26/2008 (AFFIX SEAL)

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC 1600 Westgate Circle, Ste. 200 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne-Marie Speight	Ohio Savings Bank	
1311 Birdsall Street	(NAME) 1111 Chester Ave.	053-03-0-205.00
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Cleveland, Ohio 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER S. SIMPSON A/K/A SCOT SIMPSON AND WIFE, JEANINE B. SIMPSON AND JAMES M. SIMPSON AND WIFE, GLENDA D. SIMPSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANNE-MARIE SPEIGHT, hereinafter called the Grantees, 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 Lot No. 166 on the plan of Section B, Village of Old Hickory, of record in Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher S. Simpson a/k/a Scot Simpson and wife, Jeanine B. Simpson and James M. Simpson and wife, Glenda D. Simpson, Tenants in Common, by Deed from Mark D. Branstetter and wife, Jacqueline K. Branstetter, dated December 20, 2002, of record in Instrument Number 20021231-0162547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property. known as 1311 Birdsall Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/31/06 09:32 2 pgs
Fees:13.00 Taxes:795.50

20060531-0063611

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 24th day of May, 2006.

Christopher S. Simpson

Jeanine B. Simpson

James M. Simpson

Glenda D. Simpson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, a Notary Public of the County and State first above written, do hereby certify that Christopher S. Simpson a/k/a Scot Simpson and wife, Jeanine B. Simpson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of May, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that James M. Simpson and wife, Glenda D. Simpson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 day of May, 2006.

Notary Public

My Commission Expires: 5/2008

(SEAL)

HEATHER DAWN STOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO: