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

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ~~ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Martina Ahlbrandt
2413 BARCLAY Dr.
NASHVILLE, TN 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
OHIO SAVINGS BANK
1801 EAST NINTH ST
CLEVELAND, OH 44114

MAP 83-12
GROUP
PARCEL 51

Davidson County DEEDWARR
Recvd: 02/23/07 12:25 2 pg
Fees:13.00 Taxes:619.38
20070223-0022835

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeremy Fish,** married, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Martina Ahlbrandt and Jason Ahlbrandt, wife and husband**, hereinafter called the GRANTEES, their 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. 43 on the Plan of Eastland Acres, Section 1, of record in Plat Book 2133, page 103, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy Fish, married by deed from Dolores Gay Gwin, Dianne Gay Cassetty, Emily Gay Binkley, Sherrie Gay Carroll, the heirs of Fred Harold Gay, Jr., deceased and James David Binkley, the Personal Representative/Executor of the Will of Fred Harold Gay, Jr. dated September 22, 2006 and recorded as Instrument No. 20060926-0119056, said Register's Office.

Being the same property conveyed to Jeremy Fish by deed from Fred Harold Gay, Jr. and wife, Emily Gay of record in Book 2401, page 609, Register's Office for Davidson County, Tennessee.

This is not the usual place of residence of the Grantor, therefore no homestead or marital rights need be conveyed.

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 2007 and subsequent years.

This is **improved** property known as **2413 Barclay Drive, Nashville, Tennessee 37206.**

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, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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 hand this the 20th day of February, **2007.**

Jeremy Fish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeremy Fish**, 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 20th day February of 2007.

Karen C. Asplint
NOTARY PUBLIC 7-21-07

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is 167,400.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of February, 2007 .

NOTARY PUBLIC

My Commission Expires: 1-26-08