Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/14/07 13:45 2 pgs
Fees:13.00 Taxes:277.50
20070314-0031371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2007.

Notary Public
My commission expires: 3-20-10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

15-0702-151018

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley Hertzog	Ohio Savings Bank	107-05-0A-110.00
110 Five Oaks Dr.	1111 Chester Avenue	
Nashville TN 37217	Cleveland, OH 44114	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tony Brown and wife, Teresa Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashley Hertzog, hereinafter called the Grantees, their successors 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. 110, on the Plan of Five Oaks, a Planned Unit Development, of record in Book 5200, Page 355, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

*UNIT/LOT

**SAID PLAT HAS BEEN AMENDED IN PLAT BOOK 5874,PAGE 521, SAID REGISTER'S OFFICE.

Being the same property conveyed to Tony Brown and wife, Teresa Brown by deed from Judith A. Deborde, unmarried, dated March 1, 2004, recorded March 3, 2004, of record in Instrument No. 20040303-0023969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 Five Oaks Dr., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of March, 2007.

Tony Brown

Teresa Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tony Brown and Teresa Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of March, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission Expires

05/03/2010