This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070132

Davidson County DEEDWARR
Recvd: 03/15/07 11:07 3 pg:
Fees:18.00 Taxes:699.30
20070315-0031717

Send Tax Bills To:
Suntrust Mortgage, Inc.
201 Fourth Avenue North 7th Floor
Nashville, TN 37219

New Owner is:
Ronald E. Zielinski
1015 11th Avenue North
Nashville, TN 37208

MAP: 081-06-0
PARCEL: 561.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jason Oggs, a married man** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ronald E. Zielinski, unmarried** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, within the corportate 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 fett 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 Jason Oggs, by Warranty Deed, from Gregory Pollard d/b/a/ P2 Development, of record in Instrument # 20060515-0056596, Register's Office for Davidson County, Tennessee, date May 2, 2006 and recorded May 15, 2006. Re-recorded in Instrument # 20060627-0076618 to correct Restrictions and Covenants, said Register's Office. See Deed of record in Instrument Numbers 20060515-005695; 20050817-0097872; and 20050302-0023171, said Register's Office.

The subject property was never used as the principal residence of the Grantor or his spouse.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of March, 2007.

GRANTOR:

Jason W. Oggs

Jason Oggs

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jason Oggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of March, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Peggy L Hill
Affiant

SWORN TO and subscribed before me this 16th day of March, 2007.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010