39-B

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007030007

Davidson County DEEDWARR
Recvd: 03/29/07 15:59 2 pgs
Fees:13.00 Taxes:1480.00
20070329-0037831

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $400,000.00

Sworn to and subscribed before me this 29th day of March, 2007.

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public
commission expires: 5-24-2008

Address of New Owner:

Jeffry A. Drott
1501 Woodland Street
Nashville, TN 37206

Send Tax Bills to:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map-Parcel Numbers:
83-9-405

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron G. Ochoa** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffry A. Drott and Rea B. Frey, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of the Subdivision of A.V.S. Lindsley 29 acre tract, as shown on plat of record in Plat Book 57, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 12 fronts 50 feet on the Northerly side of Woodland Street as widened, formerly Chadwell or Lockeland Avenue, and runs back between parallel lines 140 feet to an alley. Description is the same as in the previous deed of record.

Being the same property conveyed to Aaron G. Ochoa, a married man by Warranty Deed from Steven Patrick Brian Sloan, a single man, recorded on the 31st day of October, 2005 in Instrument No. 20051031-0131086, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1501 Woodland Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this

Aaron G. Ochoa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Aaron G. Ochoa, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2007.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

Notary Public

My Commission Expires