Name and Address of New Owner:

Daniel Rowell
646 Frankline Limestone Rd
Nashville TN 37217

Send Tax Bills To:
Ohio Savings Bank
1111 Chester Ave.
Cleveland, OH 44114

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $110,000.00

Affiant
Subscribed and sworn to before me on 03/29/07.

Notary Public

My Commission Expires: 7/28/07

Map & Parcel No.
149-1-A 4.00CO

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Davidson County DEEDWARR
Recvd: 04/03/07 07:43 2 pgs
Fees:13.00 Taxes:407.00
20070403-0039406

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Katherine J. Roy and husband, Don Roy, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Daniel Rowell, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 646 Forest Franklin Limestone Rd., Nashville, TN 37217 County of Davidson

Following described tract and/or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mullen Valley - Phase 1 as of record in Book 6250, page 476, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine J. Roy and husband, Don Roy by quitclaim deed from Katherine J. Moore dated 4/9/01 and filed of record in Instrument No. 20010508-0047227, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 646 Franklin Limestone Road, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/29/07.

Katherine J. Roy

Don Roy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Katherine J. Roy and husband, Don Roy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 29th day of March, 2007.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
July 28, 2007

My Commission Expires: