Davidson County DEEDWARR
Recvd: 08/14/07 12:21 2 pgs
Fees:13.00 Taxes:92.50

20070814-0097087

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2007.

Notary Public
My commission expires: 9/8/09

Address of New Owner:	Send Tax Bills to:	Tax Information
Gilat Nitzan 25 Garden Street Nashville, TN 37210	New Owner	104-04-0-20000

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, Albert Jerome Osteen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gilat Nitzan and husband, Or Nitzan, 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 the western half of Lot No. 46 in Trimble's Addition, a plan of which is recorded in Book 21, Page 12, said Register's Office. Said part of Lot No. 46 fronts 25 feet on Garden Street and runs back 120 feet to an alley.

BEING the same property conveyed to Albert Buchanan by deed from Laura White of record in Book 505, Page 80, Register's Office of Davidson County, Tennessee. Albert Buchanan died intestate on 6/10/43 leaving his spouse, Lillie Fletcher Buchanan, and daughter, Lillie Albert Osteen, as his sole surviving heirs at law. Lillie Fletcher Buchanan died intestate on November 1, 1962 leaving Lillie Alberta Osteen as her sole surviving heir at law. Reference made to Affidavit of Heirship of record in Book 8275, Page 619, said Register's Office. Lillie Alberta Osteen died intestate on August 21, 2006 leaving Albert Jerome Osteen as her sole surviving heir at law. Reference made to letter of Mildred Osteen-Bledsoe of record in Instrument No. 200706070068175, said Register's Office.

Kevin Osteen, Angelique Osteen and Terence Osteen join in the execution of this instrument to convey any interest they may have in subject property by virtue of their being the sole surviving heirs at law of Clinton H. Osteen, predeceased son of Lillie Alberta Osteen.

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 25 Garden Street, Nashville, TN 37210.

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 3rd day of August, 2007.

Albert Jerome Osteen

Kevin Osteen by Angelique Osteen, Attorney in Fact

Angelique Osteen

Terence Osteen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albert Jerome Osteen, Terence Osteen and Angelique Osteen, 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 Brentwood, TN, this 3rd day of August, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/07

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angelique Osteen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Kevin Osteen, and that she is authorized by Kevin Osteen, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 3rd day of August, 2007.

Notary Public

My commission expires: 9/8/07

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Bill Garrett
Davidson County Register of Deeds