THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jason H. Minx
2109 Riverway Drive
Old Hickory, TN 37138
SEND TAX BILLS TO:
Navy Federal Credit Union
P.O. Box 918
Rocky Hill, CT 06067-0918

WARRANTY DEED

(Map 53-61, Parcel 177)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JASON OGLETREE and wife, STACY OGLETREE (FORMERLY STACY ANGLEA)**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JASON H. MINX,*** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

*unmarried

> LAND located in Davidson County, Tennessee, being all of Lot No. 177 on the plan of Phase One, Waterford Subdivision, according to plat and survey of same appearing of record in Plat Book 6900, page 569, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jason Ogletree and Stacy Anglea (now Stacy Ogletree) by Warranty Deed dated February 26. 2002, of record in Instrument No. 20020315-0032936, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 569; to restrictive covenants of record in Book 7463, page 294, and Book 8694, page 216, as reinstated in Book 8699, page 462; to a right-of-way easement of record in Book 2024, page 225; and to a sewer easement of record in Book 1717, page 30, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2109 Riverway Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 08/29/07 11:10 2 pgs
Fees:13.00 Taxes:566.10
20070829-0103643

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 28th day of August, 2007.

JASON OGLETREE

STACY OGLETREE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Ogletree and Stacy Ogletree, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2007.

Notary Public

My Commission Expires: 5-25-09

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of August, 2007.

Notary Public

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: 9.22.07

File No. 20070356