Box 10-B

Davidson County DEEDWARR
Recvd: 09/04/07 14:32 2 pgs
Fees:13.00 Taxes:1591.00

20070904-0106004

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **31st** DAY OF **AUGUST, 2007.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TALBOTT OTTINGER, ET AL	**SAME**	**117-04-0-251.00**
(NAME) **2801 OAKLAND AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CAROL T. VANEK, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALBOTT OTTINGER AND MELANIE FRANCIS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lots 106 and 107 and the northerly one-half of Lot 105 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning on the westerly margin of Oakland Avenue, at a point 25 feet north of the corner of Lots 104 and 105; thence with the westerly margin of said Avenue, northwardly 114.7 feet to the beginning of a curve; thence around said curve, northwestwardly 15.9 feet to the southerly margin of Wildwood Avenue; thence with said Avenue, westwardly 151.3 feet more or less to the easterly margin of an alley; thence with said alley southwardly 125 feet to a point 25 feet north of the corner of Lots 104 and 105; thence eastwardly 161.5 feet, more or less, to the beginning.

INCLUDED BUT EXCLUDED THEREFROM is that portion of property described in the Warranty Deed of record as Instrument No. 20070724-0087519, said Register's Office.

Being part of the same property conveyed to Henry G. Vanek and wife, Carol T. Vanek from William Preston Walker and wife, Mamie R. Walker by deed of record in Book 4615, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2801 OAKLAND AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 **31st** day of **AUGUST, 2007**.

Carol T. Vanek

CAROL T. VANEK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol T. Vanek**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee this **31st** day of **August, 2007**.

My commission expires: **SEPTEMBER 22, 2007**

DAVIDSON COUNTY TENN. DEBORAH J. COHEN NOTARY PUBLIC AT LARGE

Deborah J. Cohen

Notary Public