This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 09/27/07 14:46 2 pgs
Fees:13.00 Taxes:2534.50
20070927-0115529

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00

Affiant

Subscribed and sworn to before me,
this 25th day of September 2007.

Notary Public

My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Christopher J. Ozburn 212 Cantrell Avenue Nashville, Tennessee 37205	OWNER	104-13-15.00

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 is hereby acknowledged, **AJ Reid Finlayson and wife, Diana T. Finlayson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Ozburn and wife, Natalie M. Ozburn**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Bransford Realty Company's Subdivision of Lots 8, 10, 11, 12 and part of Lot No.9, in Block "E", and Lots 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot No.8 in Block "F" and Lots 6 to 23 inclusive in Block "G" in Whitland Realty Company's Subdivision, Plan of which is of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot 11 fronts 55 feet on the east side of Wilson Avenue and extends back easterly between parallel lines 200 feet, more or less, to a line.

Being the same property conveyed to AJ Reid Finlayson and wife, Diana T. Finlayson, by Warranty Deed from Kate Cain McKee of record in Instrument No. 20070717-0085038, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable are being prorated and assumed by Grantees.

2. Subject to all matters on Plat Plan of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee.

3. Subject to any and all Restrictive Covenants and easements, if any, and all matters which would be reflected by an accurate boundary survey of the subject property.

This is improved property known as: 212 Cantrell Avenue Nashville, TN 37205.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are 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; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 25th day of September, 2007.

By: _____

AJ Reid Finlayson

By: _____

Diana T. Finlayson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named AJ Reid Finlayson and wife, Diana T. Finlayson, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25th day of September, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010