Davidson County DEEDWARR
Recvd: 05/15/08 08:29 2 pgs
Fees:13.00 Taxes:617.90

20080515-0049744

CLG# 2008040005

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Daniel B. Oldham, Grantors
TO: Mark Von Dohlen, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Mark Von Dohlen 5122 Edmondson Pike Nashville, TN 37211	Countrywide Bank, FSB P. O. Box 10423 Van Nuys, CA 91410-0423	147-14-0-003.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $ 167,000.00

Affiant

Subscribed and sworn to before me this the 28th day of APRIL, 2008.

My commission expires: 01/24/2009

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Daniel B. Oldham**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Mark Von Dohlen,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Being Lot No. 104 on the Plan of Candlestick Farms, as of record in Plat Book 3300, page 56 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 104 fronts 94 feet on the easterly margin of Edmondson Pike and extends back 167 feet on the southerly line and 105 feet on the northerly line to a dead line in the rear, measuring 112.6 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Beginning at a point, said point being the southwestern property corner 30 feet from the centerline of Edmondson Pike; thence in a northerly direction along the eastern right of way line for 94 feet to a point on the northerly property line; thence along said property line in a easterly direction for

10 feet to a point; thence in a southerly direction for 94 feet to a point on the southern property line; thence along said property line in a westerly direction for 10 feet to the point of beginning and containing therein an area of 940 square feet, more or less.

BEING the same property conveyed to Daniel B. Oldham by quitclaim deed from Melinda F. Pike, recorded September 26, 2007 in Instrument No. 20070926-0114967, Register's Office for Davidson County, Tennessee; Laurie Oldham joins in this conveyance as the spouse of Daniel B. Oldham.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5122 Edmondson Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 28th day of April, 2008.

"GRANTORS"

Daniel B. Oldham

Laurie Oldham

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Daniel B. Oldham and Laurie Oldham, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 28th day of April, 2008.

My commission expires: 5/24/08

{Seal}

Notary Public