WARRANTY DEED

RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167 VT0806000347

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID C. VICTORY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank M. Ortegel	Same as New Owner	148.13-0-178.00
(NAME)	(NAME)	
360 Strasser Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 J. Driver, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank M. Ortegel, Unmarried 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 Lot No. "A", on the Plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, as follows:

Said Lot or Tract "A" fronts 245.0 feet on the north side of Strasser Drive and extends back 178 feet on the east side and 178 feet on the West side to a line in the rear, measuring 245 feet, containing one acre, more or less.

Being the same property conveyed to Frank Driver and wife, Carol J. Driver by Deed from Arthur C. Hoover, Trustee of The Cynthia S. Drumright Trust, dated February 6, 2006, and recorded February 22, 2006 of record in Instrument No. 20060222-0020841, Register's Office for Davidson County, Tennessee. The said Frank Driver and wife, Carol J. Driver having since divorced and the said Frank Driver, aka Franklin Brooks Driver, having since conveyed his interest in said property to Carol J. Driver, aka Carol Jean Driver by Quitclaim Deed dated June 24,2008, recorded as Instrument No. 20080626-0065972 Register's Office for Davidson County, Tennessee.

This is improved ✓ property, known as 360 Strasser Drive, Nashville, TN 37211
(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 our hands this 25th day of June, 2008.

Carol J. Driver
Carol J. Driver

Davidson County DEEDWARR
Recvd: 06/26/08 13:29 2 pgs
Fees:13.00 Taxes:592.00
20080626-0065973

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol J. Driver, the bargainor(s), 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 Brentwood, TN, _____, this 25th day of June, 2008.

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer A Hoffman

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011