THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00 Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 2009 Caroline Chappell Notary Public MY COMMISSION EXPIRES: 8-23-11 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris E. Ayers, III	New Owner	62-5-25 (LOT 86)
MA 2805 Pennington Bend Rd ~~2804 Brownsboro~~		62-5-24 (LOT 87)
Nashville, TN 37214 ~~Goodlettsville, TN 37072~~		
(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, WE, **M. Martin Ottinger and wife, Kathleen Ottinger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morris E. Ayers, III, a married man**

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. 86 and 87 on the Plan of River View Subdivision of record in Plat Book 547, page 93, 94, and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Martin Ottinger and wife, Kathleen Ottinger by deed from Frankie R. Totty and husband, Robert C. Totty, Jr. of record in Instrument No. 20041203-0144352, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **2805 & 2807 Pennington Bend Rd, Nashville, TN 37214.**

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 the 26th day of AUGUST, 2009.

M. Martin Ottinger

Kathleen Ottinger

BILL GARRETT, Davidson County
Trans: T20090061356 DEEDWARR
Recvd: 09/08/09 09:57 2 pgs
Fees: 13.00 Taxes: 345.95

20090908-0083855

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Martin Ottinger** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of August, 2009.

My Commission expires PEGGY J. DE HAAS Commission # 1790040 Notary Public - California Los Angeles County My Comm. Expires Feb 8, 2012

Peggy J. de Haas
Notary Public

My Commission expires: Feb 8 2012

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen Ottinger** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.
Witness my hand and official seal this the 26th day of August, 2009.

My Commission expires Feb. 8, 2012

Peggy J. de Haas
Notary Public

PEGGY J. DE HAAS
Commission # 1790040
Notary Public - California
Los Angeles County
My Comm. Expires Feb 8, 2012