WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110022894 DEEDWARR
Recvd: 04/19/11 09:03 2 pgs
Fees: 13.00 Taxes: 3515.00
20110419-0029997

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2011.

Notary Public

My commission expires:
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas H. Ozburn **Lori Mitchell Ozburn**	Fifth Third Mortgage	Map 157 Parcel 094.00
2435 Old Hickory Blvd.	5001 Kingsley Drive MD: 1MOC BQ	
Nashville, TN 37221	Cincinnati, OH 45277	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terri W. Hightower and Daniel R. Hightower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas H. Ozburn and wife, Lori Mitchell Ozburn

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. 12 on the Plan of Devonshire Manor, Section One, as of record in Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terri W. Hightower, by Deed from David W. Barnette and wife, Janet W. Barnette, of record in Instrument No.20031006-0147394, Register's Office for Davidson County, Tennessee.

Daniel R. Hightower, spouse of the above named Terri W. Hightower, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **2435 Old Hickory Blvd., Nashville, TN 37221**

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 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/our hand(s) this **18th** day of **April, 2011.**

Terri W. Hightower

Daniel R. Hightower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terri W. Hightower and Daniel R. Hightower,** the within named sellers, 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, this **18th** day of **April, 2011.**

Notary Public

My Commission Expires: Nov. 28, 2011

