BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120007998 DEEDWARR
Recvd: 02/02/12 10:08 2 pgs
Fees:13.00 Taxes:1320.90
20120202-0009412

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,000.00

Nancy Enoch
Affiant

Subscribed and Sworn to before me, this 31st day of January, 2012.

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: May 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
John N. Ozier 3815 Central Avenue Nashville, TN 37205	New Owner	10312027300

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 considerations, the receipt of which is hereby acknowledged, I, **Susan P. Adamson, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **John N. Ozier and wife Linsey Ozier**, hereinafter called the Grantee(s), 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. 204 on the map of Richland Realty Co.'s Second Subdivision "B", of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 204 front 50 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Susan P. Adamson by deed from Marion J. Adamson of record in Instrument No. 20020801-0092333, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 332, Page 92, said Register's Office.

This is (x) improved ( ) unimproved property known as 3815 Central Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 31st day of January, 2012.

Susan P. Adamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Susan P. Adamson** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY