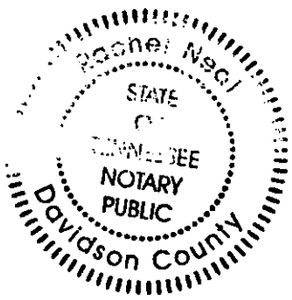
Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20120007997 DEEDWARR
Recvd: 02/02/12 10:09 2 pgs
Fees:13.00 Taxes:1491.10
20120202-0009414

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$403,000.00**.

Affiant

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

Notary Public

My commission expires: 07/08/13
(AFFIX SEAL)

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
Lisa K. Rogers **Mary E. Archer**	**New Owner**	**Map 103-03-0 Parcel 168.00**
4701 Idaho Ave.		
Nashville, TN 37209		

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,

John Nelson Ozier and wife, Linsay C. Ozier

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

Lisa K. Rogers, unmarried, [illegible] and Mary E. Archer, unmarried, [illegible], as Joint Tenants with Right of Survivorship

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. 602 in Block 30 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John Nelson Ozier, by General Warranty Deed from Stephen J. Zralek, an unmarried person, of record in Instrument No. 20040625-0075428, Register's Office for Davidson County, Tennessee, and further conveyed to John Nelson Ozier and wife, Linsay C. Ozier by Quitclaim Deed dated February 16, 2009 from John Nelson Ozier of record in Instrument No. 20090302-0018103, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **4701 Idaho Ave., Nashville, TN 37209**

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 **31st** day of **January, 2012.**

John Nelson Ozier

Linsay C. Ozier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Nelson Ozier and Linsay C. Ozier,** 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 **31st** day of **January, 2012.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.