This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:

MARK T. OSBORNE
ETHEL LEE OSBORNE
OSBORNE LIVING TRUST
4637 Benton Smith Road
Nashville, Tennessee 37215

Send Tax Bills To:

Same

Map-Parcel No.

16D-W9-30775
Map 131-15
Parcel 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11474 PG. 224

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(3)(F)).

Mark T. Osborne
AFFIANT

Sworn to and subscribed before me this 5 day of May, 1999.

Connie L Gunlin
Notary Public
My Commission Expires: 7/22/00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of –0- Dollars, MARK TWAIN OSBORNE, and ETHEL LEE OSBORNE, have this date bargained and sold, and do hereby transfer and convey unto the said MARK T. OSBORNE, and ETHEL LEE OSBORNE, Trustees, or their successors in trust, under the OSBORNE LIVING TRUST, dated May 5, 1999, and any amendments thereto, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 32 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

BEING the same property conveyed to Mark Twain Osborne and wife, Ethel Lee Osborne, by deed from Harold E. Martin and wife, Helen L. Martin, as of record in Book 3647, Page 41, Register's Office for said County.

This property is conveyed subject to all easements, covenants and encumbrances of record.

unimproved ( )
This is improved (x) property known as 4637 Benton Smith Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we 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.

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.

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 5 day of May, 1999.

Mark Twain Osborne
MARK TWAIN OSBORNE

Ethel Lee Osborne
ETHEL LEE OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK T. OSBORNE and ETHEL LEE OSBORNE, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of May, 1999.

Connie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/02

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MAY 11 PM 3:42
DAVIDSON COUNTY, TN.