WARRANTY DEED

Instr:200007070067276 Page: 1 OF 2
REC'D FOR REC 07/07/2000 8:31:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

New Owner: Micah
Mical E. Osborne
7043 Bonnavent Dr
Hermitage, TN 37076

SEND TAX BILLS TO: Same

MAP & PARCEL NO.. Map 44-15 Parcel 433

FOR AND IN CONSIDERATION of the sum of Eighty Thousand ($80,00.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I Johnny Benton Boyd, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mical E. Osborne, hereinafter called the Grantee, his heirs and assigns, a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

JB

*Micah

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Donelson Avenue, 405.4 feet east, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence along the southerly margin of Donelson Avenue, south 89 degrees 19' east 90.57 feet to an iron pin; thence along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence along the westerly margin of Hadley Avenue, South 00 degrees 35' west 68.36 feet to an iron pin; thence leaving the margin of Hadley Avenue, north 89 degrees 29' west 149.94 feet to an iron pin; thence north 00 degrees 21' east 128.67 feet to an iron pin, being the point of beginning, and containing 0.425 acres and described according to a survey by Michael V. Holmes and Associates, Inc., dated October 29, 1979.

Included in this conveyance is a 2 post lift and a Black Mac Air Compressor.

Being the same property conveyed to Johnny Benton Boyd by deed of record in Book 11457, page 986, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 700 Hadley Blvd., Old Hickory, Tennessee, 37138.

The above property is not the homestead of Johnny Benton Boyd and never has been; it being investment property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantee, his heirs and assigns, forever; and Grantors covenants with the said Grantee that they 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 Grantee, his 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 30th day of June, 2000.

Johnny Benton Boyd

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Johnny Benton Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of June, 2000.

NOTARY PUBLIC

My Commission expires: 1/31/2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Michael E. Osborne
AFFIANT

Subscribed and sworn to before me, this 30 day of June, 2000.

NOTARY PUBLIC

My Commission expires:

Prepared by
Hunter Short at
3721 A West End Ave
Nashville, TN
37205