This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Donald R. & Susan B. Osborn
4108 New Hope Meadow Road
Hermitage, TN 37076

SEND TAX BILLS TO:
PHH Mortgage Services
P.O. Box 5455
Mt. Laurel, NJ 08054

Davidson County DEEDWARR
Recvd: 09/11/00 11:15 2pgs
Fees:11.00 Taxes:673.40
20000911-0089597

WARRANTY DEED

(Map Number 87-01; Parcel Number 3.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JAMES PERRY EDWARDS** and wife, **ANN CHRISTINE EDWARDS**, have bargained and sold and do hereby transfer and convey unto **DONALD R. OSBORN** and wife, **SUSAN B. OSBORN**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, page 653, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to James Perry Edwards and wife, Ann Christine Edwards, by deed from Centex Real Estate Corporation, of record in Book 7881, page 236, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 6900, page 653, to restrictive covenants of record in Book 7557, page 356, and Book 7567, page 103, to By-Laws of New Hope Meadows Homeowners Association of record in Book 7557, page 356, as re-recorded in Book 7567, page 106, to Declaration of Covenants, Conditions and Restrictions for New Hope Meadows of record in Book 7557, page 377, and as amended in Book 7567, page 103, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **4108 New Hope Meadow Road, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 5th day of September, 2000.

James Perry Edwards
JAMES PERRY EDWARDS

Ann Christine Edwards
ANN CHRISTINE EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Perry Edwards and wife, Ann Christine Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of September, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$182,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of September, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE