Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Christopher D Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 2/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Osborne (NAME)	Jefferson Heritage Mortgage Co. (NAME)	MAP 87-5-A
4006 Farmingham Woods (ADDRESS)	15435 Clayton Road (ADDRESS)	PARCEL 4
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (CITY) (STATE) (ZIP)	4D93580

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles L. Bobbitt, Jr. and wife, Janice M. Bobbitt

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

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. 4 on the Plan of Farmingham Woods, Phase I, of record in Book 7900, page 228, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles L. Bobbitt, Jr. and wife, Janice M. Bobbitt by deed from Phillips Builders, Inc. of record in Book 9713, page 836, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8238, page 176, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7900, page 228, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 01/09/01 13:55 2pgs
Fees:11.00 Taxes:443.63
20010109-0002841

unimproved ( )
This is improved (X) property, known as 4006 Farmingham Woods, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hand s this 4th day of January, 2001

Charles L. Bobbitt, Jr. by Janice M. Bobbitt Atty. in fact
Charles L. Bobbitt, Jr. by Janice M. Bobbitt by Power of Attorney recorded simultaneous herewith

Janice M. Bobbitt

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 Janice M. Bobbitt

the 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 _____ day of January, 2001.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 4, 2001, before me personally appeared Janice M. Bobbitt to me known to be the person who executed the foregoing instrument in behalf of Charles L. Bobbitt, Jr. and acknowledged that she executed same as the free act and deed of said Charles L. Bobbitt, Jr. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January 2001.

My Commission Expires
11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public