WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 110,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 28th day of FEBRUARY, 2001.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 03/02/01 15:00 2pgs
Fees:11.00 Taxes:407.00
20010302-0019976

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#01020012

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Denver E. Litman, and wife Sarah J. Litman, & Ellen M. Litman 1105 Jones Street Old Hickory, Tennessee 37138	Wells Fargo Home Mortgage 4456 Corporation Lane Virginia Beach, VA. 23462 loan# 8412559	44 -15 / 371.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Denver E. Litman and wife Sarah J. Litman and their daughter, Ellen M. Litman, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WILLIE A. OSBORNE**, **Un-married** widow, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

DENVER E. LITMAN and wife **SARAH J. LITMAN** and, **ELLEN M. LITMAN**, the GRANTEES herein, their heirs and assigns, to hold as Joint Tenants with Right of Survivorship, and not as tenants in common, in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 of Section "B" on the Plan of the Village of Old Hickory as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 102 fronts 111.8 feet on the Esterly side of Jones Street and runs back between parallel lines 87.5 feet to a dead line.

Being the same property conveyed to Malcolm M. Osborne and wife, Willie A. Osborne by deed from, J. C. Kelly, and J. Roy Kelly, dated Oct. 12, 1982 and of record in Book 5948, page 961, Register's Office for Davidson County, Tennessee. Subsequently, Malcolm M. Osborne having died in August 1997 leaving his widow, Willie A. Osborne, as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2001 Property taxes are to be prorated and assumed by the GRANTEES.
Easements of record: for right-of-way in Book 626, page 556; for Telephone lines in Book 662, page 743; for utilities in Book 1679, page 394,all in R.O.D.C., TN.

This is improved property known as: 1105 Jones Street, Old Hickory, TN 37138.

Witness my hand this 28th day of FEBRUARY, 2001.

Willie A. Osborne

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis, IV, a Notary Public in and for said County and State, the within named Willie A. Osborne, the bargainer, with whom **I am personally acquainted**, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 28th day of FEBRUARY, 2001.

NOTARY PUBLIC

My Commission Expires: March 27th 2004

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WARRANTY DEED

From: Willie A. Osborne
Un-married

To: Denver E. Litman
and wife Sarah J. Litman
and their daughter, Ellen M. Litman
Joint Tenants w/Right of Survivorship

Property:

1105 Jones Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
wp90lh-o1Osborne2Litman