PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/28/01 10:35 3pgs
Fees:15.00 Taxes:140.97

20010328-0029723

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **March, 2001, by and between TYREE L. MORELAND, A MARRIED MAN, and PAULA N. MORELAND, HIS WIFE, hereinafter called Grantors, and RONNIE OSBORNE, AN UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TYREE L. MORELAND, A MARRIED MAN, and PAULA N. MORELAND, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto RONNIE OSBORNE, AN UNMARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 935 33RD AVENUE NORTH, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

PAULA N. MORELAND, wife of TYREE L. MORELAND, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Tyree L. Moreland
TYREE L. MORELAND Signature of Seller

Paula N. Moreland
PAULA N. MORELAND, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYREE L. MORELAND and HIS WIFE, PAULA N. MORELAND,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **March, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONNIE OSBORNE, AN UNMARRIED MAN

205 PLANTATION COURT
NASHVILLE, TN 37221

Property Address:

935 33RD AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-5, PARCEL 127

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$38,100.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **March, 2001.**

Notary Public

TYREE L. MORELAND NOTARY PUBLIC AT LARGE

My Commission Expires: 5/27/01

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, State of Tennessee, described as follows, to-wit: A part of Block 42 on the Map of midway, as of record in Book 421, page 11, Register's Office for Davidson County and described as follows:

BEGINNING at a point on the west side of Killarney Street, 200 feet southerly from the southwest corner of Eden Avenue and Killarney Street; running thence southerly with the west margin of Killarney Street 50 feet to a point; thence westerly at right angles 150 feet to an alley; thence northwardly with the eastern margin of said alley, 50 feet; thence easterly 150 feet to the beginning.

BEING the same property conveyed to TYREE L. MORELAND AND JAMES A. GLANTON, by Deed from BERTHA MONTALVO, UNMARRIED, ET AL, of record in Book 9280 page 640, Register's Office for Davidson County, Tennessee. JAMES A. GLANTON subsequently conveyed all of his right, title and interest in and to said property to Tyree L. Moreland, by Quitclaim Deed of record in Book 9524, page 439, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 92-5, PARCEL 127, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 306.34).

2. All matters as set forth on the Plan of record in Plat Book 421, page 11, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.