FILE BOX 45

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39799** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/01 14:32 2pgs
Fees:11.00 Taxes:364.45
20010423-0040033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 98,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/29/05

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
JOSEPH Q. OSBORNE and wife,
N **HILDA L. OSBORNE**
2415 Dennywood Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Pulte Mortgage Corp.
7475 South Joliet St.
Englewood, CO 80112

MAP-PARCEL #
MAP084-11-0
Parc. 222

FOR AND IN 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 **ESTATE OF ELIZABETH ROSSON WILEE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH Q. OSBORNE and wife,**
NILDA HILDA L. 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. 170 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 170 fronts 80 feet on the southerly side of Denneywood Drive and runs back between lines 209 feet on the westerly side and 199.3 feet on the easterly side to a dead line in the rear measuring 77 feet thereon.

Being the same property conveyed to John B. Wilee and wife, Elizabeth R. Wilee by deed from Lloyd O. Tucker and wife, M. Ruth Tucker of record in Book 2283, page 178, Register's Office for Davidson County, Tennessee. The said John B. Wilee and Elizabeth R. Wilee (a/k/a Elizabeth Rosson Wilee) have both died, John B. Wilee having died first. By Will probated in Case No. OOP-661, Donald Clayman Wilee was named Alternate Executor and given authority to sell. Estate is still open.

Unimproved ( )
This is improved (X) property, known as **2415 Dennywood Drive, Nashville, Tennessee 37214**
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 MY HAND THIS 20TH DAY OF APRIL, 2001.

ESTATE OF ELIZABETH ROSSON WILEE

By: _____

DONALD C. WILEE, EXECUTOR

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 DONALD C. WILEE, EXECUTOR, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of April, 2001.

_____

NOTARY PUBLIC

My Commission Expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.