WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/01 10:52 2pgs
Fees:11.00 Taxes:277.50

20010620-0065357

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Tabatha R. Sawyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2001

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TABATHA R. SAWYERS (NAME)	NATIONAL BANK OF COMMERCE (NAME)	91-7-259
4706 MICHIGAN AVENUE (ADDRESS)	115 29TH AVENUE SOUTH (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	

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, RONALD W. OSBORNE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TABATHA R. SAWYERS

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. 24, on the Plan of the SUBDIVISION of the LOCKHART PROPERTY, now of record, and being more particularly described according to a survey by S. R. Sanford, Civil Engineer, dated December 14, 1932 and a survey by Ernest Medlin, License No. 283, THE EDGE GROUP, P. O. Box 3447, Brentwood, TN 37024, dated March 21, 2001, as follows:

BEGINNING on the northerlyn margin of MICHIGAN AVENUE, 210 feet East of the easterly margin of 48th Avenue, North, being the corner of Lot Nos. 24 and 25; thence with the line between said two (2) lots, northwardly 155 feet to the southerly margin of an alley; thence with the same, eastwardly 50 feet to the corner of Lot Nos. 23 and 24; thence with the line between said two (2) lots, southwardly 155 feet to the northerly margin of MICHIGAN AVENUE; thence with the same, westwardly 50 feet to the point of BEGINNING.

BEING the same property conveyed to RONALD W. OSBORNE, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Instrument No. 20010123-0007030, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 4706 MICHIGAN AVENUE, NASHVILLE, TN 37209
(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 my hand this 18th day of June, 2001

RONALD W. OSBORNE

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 RONALD W. OSBORNE, UNMARRIED

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 18th day of June, 2001.

Commission expires May 29, 2005

I. DYKE TATUM
Notary Public

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

*** **CONTINUATION**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: **Survey dated March 31, 2001, made by:**
Ernest Medlin, License No. 283
THE EDGE GROUP
P. O. Box 3447
Brentwood, TN 37024