This instrument prepared by: Lehman Land Title, Inc 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Union Planters Bank, N.A., said Grantor does hereby bargain, sell, and convey unto Ronald W. Osborne and his assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plan of Leek's Subdivision of the Arthur Tract, as Of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular Description.

Being the same property conveyed to Union Planters Bank, N.A. by Substitute Trustee's Deed of record in instrument number 20001114-0112938 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee, Ronald W. Osborne, and his assigns forever.

Grantee, Ronald W. Osborne, whose address is 400 Hart Ave Nashville, TN 37206, is responsible for the payment of real property taxes on subject property.

Said Union Planters Bank, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Union Planters Bank, N.A. has executed this deed and affixed its corporate seal by Susan Hedgepath, its Asst. Vice President this 20 day of June, 2001.

UNION PLANTERS NATIONAL ASSOCIATION CORPORATE SEAL 1869

GRANTOR

By: Susan Hedgepath

Title: Susan Hedgepath
Asst. Vice President

Davidson County DEEDWARR
Recvd: 07/02/01 18:37 2pgs
Fees:11.00 Taxes:135.05

20010702-0070168

State of Tennessee
County of Williamson)

The actual consideration or value whichever is greater, for this transfer is $36,500.00.
Subscribed and sworn to before me this the 21 day of May, 2001.

Affiant

Notary Public

Commission Expires:

NOTARY PUBLIC AT LARGE M. TODD JACKSON WILLIAMSON COUNTY TENN

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Susan Hedgepath, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Asst. V. Pres. of Union Planters, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Asst. Vice President.

Witness my hand and seal at office, this 20 day of June, 2001.

PHYLLIS MOSBEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMMISSION EXPIRES APRIL 13, 2004

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills To.	Map and Parcel:
		82-12-165