Davidson County DEEDWARR
Recvd: 07/24/01 09:15 2pgs
Fees:13.00 Taxes:466.20

20010724-0078118

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40072**

WARRANTY DEED

BOX 50-B

~~PREPARED BY~~: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 126,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THIS **20th DAY OF JULY, 2001**

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

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

My Commission Expires MAY 26 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES BRENT FERRELL **529 Starliner Drive** **Nashville, Tennessee 37209**	COUNTRYWIDE 4500 PARK GRANADA CALABASA, CA 91302	**90-15-112** **8DA 32911**

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 **WE, LAVENIA SMITH OSBORN and husband, BUFORD D. OSBORN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BRENT FERRELL**

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:

BEING Lot No. 1026, on the Plan of Charlotte Park, Section 13, of record in Plat Book 2900, Page 142 and 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lavenia Smith, unmarried, by deed from Thomas D. Gupton and wife, Wilma D. Gupton of record in Book 9333, Page 169, Register's Office for Davidson County, Tennessee. The said Lavenia Smith having since married and is now known as Lavenia Smith Osborn and her husband, Buford D. Osborn, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **529 Starliner Drive, Nashville, Tennessee 37209**
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 OUR HANDS THIS 20th DAY OF JULY , 2001.

Lavenia Smith Osborn
LAVENIA SMITH OSBORN

X Buford D Osborn
BUFORD D. OSBORN

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 LAVENIA SMITH OSBORN and husband, BUFORD D. OSBORN, the 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 and official seal at Nashville, Tennessee, this the 20TH day of July, 2001.

day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002