Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

Affiant

Subscribed and sworn to before me, this 31st day of August, 2001.

Notary Public
My commission expires: 5/30/2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Lance M. Price	First Horizon Home Loan	086-03-0-A-
304 Hunters Path Court	P.O. Box 146	039.00CO
Hermitage TN 37076	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jon Kerry Osborne and wife, Melissa S. Osborne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lance M. Price and wife, Cayce T. Price, hereinafter called the Grantees, their successors 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. 39 on the Plan of Summit Run, Phase Two, of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon Kerry Osborne and wife, Melissa S. Osborne by deed from Fox Ridge Homes, Inc. of record in Book 11539, Page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Hunters Path Court, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of August, 2001.

Jon Kerry Osborne
Jon Kerry Osborne
by Chris Johnston atty-in-fact

Melissa S. Osborne
Melissa S. Osborne
by Chris Johnston atty-in-fact

Davidson County DEEDWARR
Recvd: 09/06/01 13:26 2pgs
Fees:13.00 Taxes:495.80

20010906-0096772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named CHRIS JOHNSTON, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for JON KERRY OSBORNE AND WIFE, MELISSA S. OSBORNE and that he is authorized by JON KERRY OSBORNE AND WIFE, MELISSA S.OSBORNE to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 31st day of August, 2001.

My Commission Expires: 5/30/2004

Catherine R Vass
Notary Public

