This document was prepared by:
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Davidson County DEEDWARR
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Fees:18.00 Taxes:1346.80
20010920-0101995

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
WILLIAM F. TURNER, ET UX 130 POSTWOOD PLACE NASHVILLE, TN 37205	SAME	103-15-0-A

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by WILLIAM F. TURNER and wife, BARBARA JIM TURNER, hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **BRAD ALLEN OSBORNE AND BRUCE RUSSELL OSBORNE, TRUSTEES OF THE MARY E. OSBORNE FAMILY TRUST,** and joined by their respective spouses, ANNE M. OSBORNE and PAMELA T. OSBORNE, for the purpose of conveying their statutory or marital rights, if any, to said property, have this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM F. TURNER and wife, BARBARA JIM BROWN TURNER**, Grantees herein, their heirs, successors and assigns, Grantors' entire interest in certain real estate and improvements in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Postwood Place, Revised, as of record in Book 5200, page 104, Register's Office for said County.

Said Lot No. 30 fronts 33.0 feet on the easterly margin of Post Road, and runs back 100.0 feet on the northerly line and a total of 94.16 feet on the broken southerly line to a broken line in the rear, measuring a total of 74.46 feet thereon.

Being the same property conveyed to Russell C. Osborne and wife, Mary E. Osborne by deed from THW Corporation as of record in Book 5283, page 475, said Register's Office. This is the same property conveyed to Mary C. Osborne by quitclaim deed from Russell C. Osborne as of record in Book 9288, page 891, said Register's Office. The said property having vested in the Mary E. Osborne Family Trust by the Last Will and Testament of Mary E. Osborne recorded in Will Book 232, page 481 of the Probate Court for Davidson County, Tennessee, and being the same property conveyed to Brad Allen Osborne and Bruce Russell Osborne, Trustees by quitclaim deed from Russell C. Osborne, Executor of the Estate of Mary E. Osborne recorded as instrument 200110531-0056495 of the Register's Office for Davidson County, Tennessee.

The address of the property is 130 Postwood Place, Nashville, Tennessee 37205.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 104, Register's Office for Davidson County, Tennessee.

3. Matters and limitations on title set forth in restrictions recorded in the Master Deed of record in Book 5116, page 225; amended in Book 5635, page 706; correction in Book 5794, page 68; amended in Book 5910, page 322; Book 8240, page 746, and instrument No. 20000915-0091860, and allied instruments referred to in said restrictions, recorded in the Register's Office for Davidson County, Tennessee.

4. By-Laws of Postwood Homeowner's Association, Inc. of record in Book 5116, page 250, and Charter of Postwood Homeowner's Association, Inc. Of record in Book 5116, page 220, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 20th day of SEPTEMBER, 2001.

BRAD ALLEN OSBORNE, TRUSTEE

BRUCE RUSSELL OSBORNE, TRUSTEE

ANNE M. OSBORNE

PAMELA T. OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 364,000.00. Subscribed and sworn to before me, this the 20th day of SEPTEMBER, 2001.

AFFIANT

NOTARY PUBLIC

My commission expires: 11-24-01

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, Nelda J. Briscoe a Notary Public in and for said County and State, **BRUCE RUSSELL OSBORNE, TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the duly appointed Trustee of the Mary E. Osborne Family Trust and that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 18 day of September, 2001.

NOTARY PUBLIC

My commissions expires: MY COMMISSION EXPIRES APRIL 3, 2004.

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, Nelda J. Briscoe, a Notary Public in and for said County and State, **PAMELA T. OSBORNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 18 day of September, 2001.

Nelda J Briscoe
NOTARY PUBLIC

My commissions expires: MY COMMISSION EXPIRES APRIL 3, 2004.

NOTARY PUBLIC AT LARGE

ALABAMA
STATE OF ~~GEORGIA~~)
COUNTY OF _____)

Personally appeared before me, Retha B Haywood, a Notary Public in and for said County and State, **BRAD ALLEN OSBORNE, TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the duly appointed Trustee of the Mary E. Osborne Family Trust and that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, ~~Georgia~~ Alabama, this 17th day of September, 2001.

Retha B Haywood
NOTARY PUBLIC

My commissions expires: MY COMMISSION ~~EXPIRES 9/2/02~~

ALABAMA.
STATE OF ~~GEORGIA~~)
COUNTY OF _____)

Personally appeared before me, Retha B Haywood, a Notary Public in and for said County and State, **ANNE M. OSBORNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama ~~Georgia~~, this 17th day of September, 2001.

Retha B Haywood
NOTARY PUBLIC

My commissions expires: MY COMMISSION ~~EXPIRES 9/2/02~~