Davidson County DEEDWARR
Recvd: 10/10/01 11:42 2pgs
Fees:13.00 Taxes:105.45
20011010-0110371

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **September, 2001** by and between **MARGARET APPLETON, a widow** , herein after referred to as GRANTOR, and **RONNIE OSBORNE** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows to-wit:

The Northerly 50 feet of the southerly 250 feet, of the easterly half of lot number 42 on a map of Midway as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point on 33rd Avenue North, 200 feet north of the northwest corner of 33rd Avenue North and Clare Avenue thence with the westerly margin of 33rd Avenue northerly 50 feet; thence westwardly parallel with the North line of Clare Avenue, 150 feet to the easterly margin of an alley; thence with the easterly margin of an alley; thence with the easterly margin of said alley; southerly 50 feet, to a stake then parallel with the northerly margin of Clare Avenue, easterly 150 feet, to the beginning.

Being the same property conveyed to Margaret Appleton a widow, by deed from Omelia Lewis a widow, of record in Book 8502, page 245, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 933 33RD AVE. N., NASHVILLE, TN

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

MARGARET APPLETON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **MARGARET APPLETON, a widow**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **September, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
RONNIE OSBORNE
933 33RD AVE. N., NASHVILLE, TN

Send Tax Statements to:
Same
,

Map & Parcel 92-05-126

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$28,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **September, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-738