RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40306**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 128,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **17TH DAY OF OCTOBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 12-29-03

KAREN S. NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/23/01 10:50 2pgs
Fees:13.00 Taxes:473.60
20011023-0115495

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KATHLEEN A. OSBORNE	**GMAC MORTGAGE CORP.**	**74-8-242**
138 Jacksonian Drive	**100 Witmer Road**	**4D 31632**
Hermitage, TN 37076	**Horsham, PA 19044**	

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, DONALD E. TASSEY and wife, RAI LYNN WOOD**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN A. OSBORNE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 996 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for said County, described as follows:

Said Lot No. 996 fronts 80 feet on the westerly side of Jacksonian Drive and extends back 229.8 feet, more or less, on the northerly line, passing a witness monument at 115.0 feet and 261.2 feet more or less on the southerly line, passing a witness monument at 143.8 feet, to a dead line in the rear, measuring 125.0 feet, more or less thereon, and measuring 105.58 feet along the witness line on top of bluff.

Being the same property conveyed to Donald E. Tassey, unmarried, by deed from William A. Briggs and wife, Denise W. Briggs, of record in Book 7661, page 624, Register's Office for Davidson County, Tennessee. The said Donald E. Tassey having since married and his wife, Rai Lynn Wood, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (**X**) property, known as **138 Jacksonian Drive, Hermitage, Tennessee 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 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 17th DAY OF OCTOBER , 2001.

DONALD E. TASSEY **RAI LYNN WOOD**

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 DONALD E. TASSEY and wife, RAI LYNN WOOD, 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 17TH day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 12-29-03

NOTARY PUBLIC AT LARGE