Davidson County DEEDWARR
Recvd: 12/18/01 15:50 2pgs
Fees:13.00 Taxes:413.85
20011218-0139713

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

19-A

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Stuart Osburnsen 4048 Farmingham Woods Drive Hermitage, Tennessee 37076	Same	Map 87-5-A, Parcel 163

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **LAINIE J. OSBURNSEN, NOW KNOWN AS LAINIE J. ALLBEE, and husband, ROGER A. ALLBEE** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **STUART OSBURNSEN** ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Farmingham Woods, Phase IV of record in Book 7900, page 555, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lainie J. Osburnsen, unmarried, now known as Lainie J. Allbee by deed from Phillips Builders, Inc. of record in Book 9311, Page 568, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Subject to all matters as shown on the Plan of record in Book 7900, Page 555, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635 and Book 9006, page 414, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property commonly known as 4048 Farmingham Woods Drive, Hermitage, Tennessee 37076.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 17th day of December, 2001.

Lainie J. Osbursen now known as

Lainie J. Osbursen, now known as Lainie J. Allbee

The undersigned, Roger A. Allbee, joins in the conveyance for the purpose of conveying any marital interest, if any, he may have in the subject property.

Roger A. Allbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger A. Allbee and wife, Lainie J. Osburnsen, now known as Lainie J. Allbee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this17th day of December, 2001.

Notary Public

My Commission Expires: 5/20/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $111,850.00.

Affiant

Sworn to and subscribed before me this 17th day of December, 2001.

Notary Public

My Commission Expires: 5/20/09