ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dale S. Edgerton	Union Planters Bank, National Association	
	Attn: Tax Dept.	MAP and PARCEL
628 Lake Terrace Drive	7130 Goodlett Farms Parkway	136-14-0 045.00
Nashville, TN 37217	Cordova, TN 38016	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 03/04/02 16:01 2pgs
Fees:13.00 Taxes:452.88

20020304-0027091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald R. Osborn and Susan B. Osborn, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dale S. Edgerton and Rose M. Edgerton, husband and wife,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Castlegate Subdivision, Section I, of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 90.39 feet on the easterly margin of Lake Terrace Drive and extends back 167.42 feet on the northerly line and 166.75 feet on the southerly line to a dead line in the rear measuring 88.35 feet thereon.

Being the same property conveyed to Donald R. Osborn and Susan B. Osborn by Warranty Deed dated April 26, 1994, from Wayne Dickerson and wife, Sue Dickerson, Register's Office for Davidson County, Tennessee.

This is property with a common address of 628 Lake Terrace Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years taxes, said current years taxes being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 4460, Page 115, said Register's Office; (3) Restrictive Covenants of record in Book 4649, Page 295, said Register's Office; (4) Deed of Conveyance of record in Book 4868, Page 701, said Register's Office.

PROPERTY CONVEYED "AS IS."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $122,400.00

Affiant

Subscribed and sworn before me this 1st day of March, 2002.

Notary Public

My Commission Expires: 1-28-2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **March, 2002**.

Donald R. Osborn

Susan B. Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Donald R. Osborn and Susan B. Osborn, husband and wife** , with whom I am personally acquainted, or who 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 office this **1st** day of **March, 2002**.

CHRISTOPHER S. SMITH
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-28-2006

My Commission Expires JAN 28, 2006

File No. 0202-048