Box 17

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,500.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2002.

Notary Public
My commission expires: 11/26/05

Davidson County DEEDWARR
Recvd: 04/02/02 07:55 2pgs
Fees:13.00 Taxes:405.15
20020402-0039422

07-0203-80082

Address of New Owner:	Send Tax Bills to:	Tax Information
Buford D. Osborn 479 Sunliner Drive Nashville TN	New Owner	090-15-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gareth N. Collins and wife, Heather M. Collins**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Buford D. Osborn and wife, Lavenia Osborn**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 655, Charlotte Park, Section Ten, of record in Plat Book 2900, page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gareth N. Collins and wife, Heather M. Collins by deed from Ruth J. Dean of record in Book 10851, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 479 Sunliner Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of March, 2002.

Gareth N. Collins

Heather M. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gareth N. Collins and Heather M. Collins**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 28th day of March, 2002.

Notary Public

My Commission expires: 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES
NOVEMBER 30, 2004