PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 43400
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/02 16:05 2pgs
Fees:13.00 Taxes:479.52
20020507-0056424

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sidney S. Osborne 3017 Oakland Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 117-08-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon Gunn Greene Jr. , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sidney S. Osborne** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 and the northwesterly or rear triangular part of Lot No. 10 on the changed Plan of a Subdivision of Lots in Belmont Terrace Annex No. 1 as of record in Book 547, page 99, said Register's Office. Said Lot No. 9 and part of Lot No. 10 front and adjoin 50 feet on the westerly side of Oakland Avenue and runs back 186.3 feet on the north line of Lot 9 and 189 feet more or less on the southerly line of said part of Lot 10, to a dead line, which is the easterly line of Lot 5 measuring 60 feet thereon.

Being the same property conveyed to Brandon Gunn Greene, Jr., by deed from Arthur Gordon Smith and wife, Melanie McDonald Smith of record in Book 6421, page 628, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 3017 Oakland, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of May, 2002.

Brandon G. Greene Jr.
Brandon Gunn Greene Jr.

State of TENNESSEE
County of DAVIDSON

On this 6th day of May, 2002 , before me the undersigned authority, personally appeared Brandon Gunn Greene Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129,600.00

Affiant

Sworn and subscribed before me this the 6th day of May, 2002

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004