THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19104	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 133,000.00 Affiant Subscribed and sworn to before me, this 17th day of June, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JULIA D. KEENE	ABN AMRO MORTGAGE GROUP, INC	My Commission Expires September 25, 2004
4505 Harding Pike #152	2600 W Big Beaver Road	192.00 CO
Nashville, Tennessee 37205	Troy, MI 48084	7DA78038

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TONIE I. LAMAR OSBORNE, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JULIA D. KEENE, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Pike, #152, Nashville, Tennessee 37205.

This is not now nor has it ever been the principal residence of the spouse of Tonie I. Lamar Osborne.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2002.

Tonie I. Lamar Osborne
TONIE I. LAMAR OSBORNE

Davidson County DEEDWARR
Recvd: 06/19/02 13:50 2pgs
Fees:13.00 Taxes:488.40
20020619-0074174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONIE I. LAMAR OSBORNE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2002.

My Commission Expires: _____

Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 152 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Tonie I. Lamar by deed from Robert Randall Smith, unmarried, of record in Book 9132, page 633, said Register's Office. The said Tonie I. Lamar having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 5282, page 501; (3) Restrictions of record in Book 5282, page 972; (4) Easements of record in Book 4835, page 964, Book 3347, page 188, Book 5144, page 244, Book 4744, page 370, Book 4978, page 524, Book 3165, page 607, Book 4668, page 986; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.