WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 08:26 3pgs
Fees:18.00 Taxes:288.60

20021008-0122190

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Melissa K.B. Singer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa K.B. Singer (NAME)	New South Federal Savings Bank (NAME)	MAP 042-09
407 Kemper Drive North (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 059
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas Lloyd Osburn, II and Renny Albert Osburn and Sean Kendrick Osburn and Benjamin Kirk Osburn, Thomas L. Osburn, Christopher Scott Osburn, Paul G. Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa K.B. Singer, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 107 on the Plan of Section I, Kemper Heights, of record in Book 2331, page 65 and 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Benjamin Osburn and wife, Nellie Osburn by deed of record in Book 4836, page 51, Register's Office for Davidson County, Tennessee. The said Benjamin Osburn having predeceased Nellie Osburn, whom has since died testate. By Quitclaim Deed and Affidavit of Heirship the herein described property was conveyed to Paul G. Wilson, Trustee for the beneficiaries (of the trust created in the Last Will and Testament of Nellie B. Osburn, deceased,) from Alice W. King, Executrix, of record in Book 10545, page 316, Register's Office for Davidson County, TN Said trust having since terminated and Sean Kendrick Osburn, Renny Albert Osburn, Thomas Lloyd Osburn, II, Benjamin Kirk Osburn, Christopher Scott Osburn, Thomas L. Osburn and Rachel Michael Osburn convey the property herein, as beneficiaries under the Last Will and Testament of Nellie B. Osburn, Probate Court No. 96-P-1953, Book 210, page 397, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

THOMAS L. OSBURN executes this instrument as Attorney-in-Fact on behalf of SEAN KENDRICK OSBURN, RENNY ALBERT OSBURN, THOMAS LLOYD OSBURN, II and BENJAMIN KIRK OSBURN pursuant to Special Power-of-Attorney(s) of record at Instrument Nos. 20021008-0122186, 20021008-0122187, 20021008-0122188, & 20021008-0122189 Register's Office for Davidson County, TN

unimproved ( )
This is improved (X) property, known as 407 Kemper Drive North, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

**Trustee, and Rachel Michael Osburn Sevier

WITNESS our hands this 30th day of September, 2002.

Thomas Lloyd Osburn, II

BY: _____
Thomas L. Osburn
Attorney In Fact

Renny Albert Osburn

BY: _____
Thomas L. Osburn
Attorney In Fact

Sean Kendrick Osburn

BY: _____
Thomas L. Osburn
Attorney In Fact

Benjamin Kirk Osburn

BY: _____
Thomas L. Osburn
Attorney In Fact

Christopher Scott Osburn

_____
Thomas L. Osburn

Rachel Michael Osburn Sevier

_____ trustee
Paul G. Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Osburn, Christopher Scott Osburn and Rachel Michael Osburn/ Sevier and Paul G. Wilson

the bargainor, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 30th day of September, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas L. Osburn, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Thomas Lloyd Osburn, II, Renny Albert Osburn, Sean Kendrick Osburn and Benjamin Kirk Osburn, and acknowledged that he executed the same as the free act and deed of the said Thomas Lloyd Osburn, II, Renny Albert Osburn, Sean Kendrick Osburn and Benjamin Kirk Osburn.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2002.

Notary Public

My Commission Expires: 10-25-03