WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/02 13:28 2pgs
Fees:13.00 Taxes:747.40

20021226-0158764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: Exp. 5/23/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger J. Nagy (NAME)	SAME (NAME)	MAP 103-10
816 Neartop Drive (ADDRESS)	(ADDRESS)	PARCEL 109
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, James L. Osborn Trust Dated April 20, 1996

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger J. Nagy and wife, Colleen M. Nagy

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, Tnnessee, being Lot No. 16 on the Plan of Brookside Courts, Section 3, Addition No. 4, of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James L. Osborn Trust, Dated April 20, 1996, by deed from Robert M. Elkins and wife, Juanita Faye Elkins, of record in Book 10938, page 960, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters appearing on the plan of record in Book 2083, page 25, said Register's Office.

This is improved (X) unimproved ( ) property, known as 816 Neartop Drive, Nashville, TN 37205
(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.

Witness my hand this 23rd day of December, 2002

James L. Osborn Trust Dated April 20, 1996

By: James L. Osborn, Trustee

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned notary public, JAMES L. OSBORN with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the James L. Osborn Trust Dated April 20, 1996, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 21st day of December, 2002.

Emily L. Gore
Notary Public

"OFFICIAL SEAL"
EMILY L. GORE
Notary Public, State of Illinois
My Commission Expires 08/17/05