WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No.:
Timothy E. Osborne John E. Osborne 201 Eddings Lane Nashville, TN 37214	Same	084-12-0-115.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, NORMA T. WHITE, MELBA JEANETTE KELLER and GEORGE B. HAMRICK (the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto TIMOTHY E. OSBORNE and JOHN E. OSBORNE, as tenants in common (the"Grantees"), their heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lincoya Hills, of record in Plat Book 1835, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to George G. Hamrick and wife, Melba T. Hamrick, by deed from G.C. Thompson and wife, Elizabeth Thompson, of record in Book 2155, page 359, said Register's Office. The said George G. Hamrick pre-deceased his wife, Melba T. Hamrick, and the said Melba T. Hamrick has since died; the Grantors herein are all of the heirs at law of Melba T. Hamrick, Deceased.

This conveyance is expressly made subject to property taxes for the year 2003, and to a Service Line and/or Fuel Line Easement of record in Book 6928, page 938, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/07/03 14:55 3pgs
Fees:18.00 Taxes:340.40
20030107-0002780

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, unto the Grantees, their heirs and assigns, forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the same is unencumbered, except as stated herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS the Grantors' hands this 6 day of January, 2003.

Norma T. White
NORMA T. WHITE

Melba Jeanette Keller
MELBA JEANETTE KELLER
MGK

Geo. B. Hamrick
GEORGE B. HAMRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Norma T. White and George B. Hamrick, 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 seal, at office, in Nashville, Tennessee this 3rd day of January, 2003.

SANDRA D. VENABLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sandra D. Venable
Notary Public
My Commission Expires: My Commission Expires MAY 28, 2003

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Melba Jeanette KELLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Austin, Texas this 6 day of January, 2003.

SUE C. FULLER
Notary Public, State of Texas
My Commission Expires
MARCH 24, 2004

Sue C. Fuller
Notary Public
My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $92,000.00.

Affiant

Sworn to and subscribed before me this 7th day of January, 2003.

Notary Public
My Commission Expires: My Commission Expires MAY 23, 2003

This is improved property known as 3215 Merlyn Lane, Nashville, Tennessee 37214.

This instrument was prepared by:
Darrell L. West
144 Second Avenue, North, Suite 300
Nashville, Tennessee 37201