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	072-09-0 075.00

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, I, ERNEST WAYNE BINKLEY, unmarried (the "Grantor"), 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. 118 on the Map of Victory Heights Subdivision, as of record in Plat Book 1130, page 97, 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 Ernest Wayne Binkley and wife, Vickie Lynn Binkley, by Warranty Deed from Charles M. Patterson and wife, Constance L. Patterson, of record in Book 6421, page 269, said Register's Office, and by Quitclaim Deed from Vickie L. Jones (formerly known as Vickie L. Binkley) to Ernest Wayne Binkley, or record as Instrument No. 200004060034661, said Register's Office.

This conveyance is expressly made subject to property taxes for the year 2003, and to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3990, page 878, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/28/03 15:53 3pgs
Fees:18.00 Taxes:147.26
20030228-0027123

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 Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the same is unencumbered, except as stated herein.

And Grantor does further covenant and bind himself, his 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 Grantor's hand this 28th day of February, 2003.

ERNEST WAYNE BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office, in Nashville, Tennessee this 28th day of February, 2003.

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

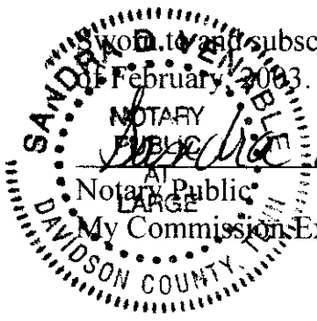
The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 39,798.69.

Affiant

Sworn to and subscribed before me this 28th day of February, 2003.

Notary Public

My Commission Expires:



This is improved property known as 1607 Jewell Street, Nashville, Tennessee 37207.

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