File.#200320093

**Watauga Title Company**
**155 Franklin Road, Suite 120**
**Brentwood, TN 37027**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00.

Mary Jo Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-14-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Nicole T. Menchise | WELLS FARGO | Map: 104-6A-14.00 CO |
| (NAME) | (NAME) | |
| 3415 West End Ave. | P.O. Box 10304 | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37203 | DES MOINES IA 50306-0304 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, JAN C. GREEN N/K/A JAN C. OSBORNE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto NICOLE T. MENCHISE, a single person 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 all of Lot No. 302, on the Plan of Continental Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 399, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jan C. Green, unmarried, by Warranty Deed of record in Book 10489, Page 461, said Register's Office. Jan C. Green having since married, and is now known as Jan C. Osborne.

Kenneth Osborne, spouse of Jan C. Osborne, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following:
Master Deed of record in Book 5862, Page 589; Book 6135, Page 788; Book 6435, Page 549; Book 7461, Page 217; By-Laws of record in Book 5862, Page 626; Charter of the Homeowner's Association of record in Book 5864, Page 834; Subject to overhang easement conveyed in Book 4825, Page 592, all matters shown on the plan of record in Book 5200, Page 399; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 3415 West End Ave., Nashville, TN 37203
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of March, 2003.

Jan C. Green n/k/a Jan C. Osborne

Jan C. Green n/k/a Jan C. Osborne

Kenneth Osborne

Davidson County DEEDWARR
Recvd: 04/07/03 14:15 2pgs
Fees:13.00 Taxes:355.20

20030407-0045789

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jan C. Green n/k/a Jan C. Osborne and husband Kenneth Osborne who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2003.

Notary Public

My Commission Expires: 10/22/05




(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064