THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20622-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $317,000.00. Affiant Subscribed and sworn to before me, this May 14, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: John E. Osborne Teresa V. Osborne 3426 Woodmont Blvd. Nashville, TN 37215	**Send Tax Bills To:** John E. Osborne Teresa V. Osborne 3426 Woodmont Blvd. Nashville, TN 37215	**Tax Information:** Map No.117.06 Parcel No. 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth E. Cooney and husband, Thomas Cooney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Osborne and wife, Teresa V. Osborne** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3426 Woodmont Blvd., Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 14, 2003.

Elizabeth E. Cooney

Thomas Cooney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth E. Cooney and husband, Thomas Cooney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 14, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 05/16/03 16:52 2pgs
Fees:13.00 Taxes:1172.90
20030516-0067503

SCHEDULE "A"

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 30 and the westerly 50 feet of Lot No. 31, on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 1450 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 110 feet; thence northwardly and parallel with the line between said Lots Nos. 30 and 31, 371 feet, more or less, to the southerly line of Lot No. 28; thence eastwardly with the southerly line of Lots Nos. 28 and 27, 110 feet; thence southwardly 370.8 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth E. Cooney by deed from James G. Baker, III and wife, Valerie Ann Baker of record in Instrument No. 200001100003079, said Register's Office. The said Elizabeth E. Cooney conveyed the property to Elizabeth E. Cooney and husband, Thomas Cooney by quitclaim deed recorded as Instrument No. 20011008-0109118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
This conveyance is made subject to:
1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this;