#5428

Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-1053-F My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Atty., 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benigno Novo	TRANSLAND FINANCIAL SERVICES, INC.	MAP 42-12
(NAME)	(NAME)	
434 Williams Avenue	2701 MAITLAND CENTER PKWY, STE. 300	PARCEL 1
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MAITLAND, FL 32751-7294	
(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, Everett Osburn and wife, Florine Osburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benigno Novo, A MARRIED MAN

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 a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of Lot No. 4 on the Map of Division of the Gee Lands as of record in Plan Book 332, Page 74, Register's Office of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point in the northerly right-of-way line of Williams Avenue, said point being located in the easterly margin of an old lane, being N 87 degrees 30' 00" W. 99.95 feet from the southwesterly corner of property conveyed to Monetta R. Bullion by deed of record in Book 5152, Page 533, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of the herein described tract; thence leaving said right-of-way line with the easterly margin of said lane N 2 degrees 30' 00" E. 199.65 feet to an iron pin; thence leaving said lane with the southerly line of property conveyed to Monetta R. Bullion by deed of record in Book 5152, Page 533, Register's Office for Davidson County, Tennessee, S 87 degrees 43' 45" E, 100.20 feet to an iron pin; thence leaving said southerly line with the westerly line of said Bullion property S 2 degrees 34' 35" W. 200.05 feet to an iron pin, said pin being located in the northerly right-of-way line of Williams Avenue; thence leaving said westerly line with the northerly right-of-way line of Williams Avenue N 87 degrees 30' 00" W. 99.95 feet to a concrete monument and the point of beginning, containing 20,000 square feet or 0.46 acre, being the same more or less.

Being the same property conveyed to Everett Osburn and wife, Florine Osburn by deed from Lorena C. Morgan, unmarried of record in Book 10342, Page 318, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 434 Williams Avenue, Madison, TN 37115
(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 our hand s this 25th day of April, 2003

Everett Osburn

Florine Osburn

Davidson County DEEDWARR
Recvd: 05/23/03 09:53 2pgs
Fees:13.00 Taxes:282.38

20030523-0070558

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett Osburn and wife, Florine Osburn

the bargainor s, 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 official seal at Goodlettsville, Tennessee, this 25th day of April, 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public