Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/18/03 13:24 1pgs
Fees:13.00 Taxes:81.40
20030618-0084177

WARRANTY DEED

Preparer's File #-03E0697

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2003.

Notary Public

(Affix Seal)

My Commission Expires: 6-3-04

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald W. Osborne	Ronald W. Osborne	118-8-65
2419 Eugenia Avenue	716 Magnolia Trail	
Nashville, Tennessee 37028	Nashville, TN 37221	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto RONALD W. OSBORNE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 36, on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for said County. Said Lot Number 36 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christian Properties, Inc. by Deed from Wells Fargo Bank Minnesota, NA of record in Instrument No. 200305200068528, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2419 Eugenia Avenue, Nashville, Tennessee 37028**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **6th** day of **June, 2003**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN

Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared VAN Christian (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VAN Christian (Name), President (Title).

Witness my hand and official seal at Brentwood, TN, this 6th day of June, 2003.

Notary Public

My Commission Expires: 6-3-04

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.