This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Elizabeth C. O'Shee
199 Bonnalee Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MAP **074-08**
GROUP **O**
PARCEL **195.00**

MORTGAGEE:
Bank of America, N.A.
200 S. College Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 08/08/03 15:03 2pgs
Fees:13.00 Taxes:343.73
20030808-0113542

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Chris Claussen, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Elizabeth C. O'Shee,** unmarried hereinafter called the "GRANTEE", her 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 Lot No. 875 on the Plan of Section Eight, Hermitage Hills, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Chris Claussen, unmarried by deed from Kirk D. Saylors, unmarried of record in Book 11210, Page 909, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 199 Bonnalee Drive, Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and, "GRANTOR" does covenant with the said "GRANTEE" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", further covenant and binds , her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 31st day of July, 2003.

Mary Chris Claussen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Chris Claussen, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Wilson)

The actual value or consideration, whichever is greater, for this transfer is ~~$92,900.00~~.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 6/9/07

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.