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Davidson County DEEDWARR
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20040518-0058091

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sean C. Osborne	First Horizon Home Loans	Map 162-9
252 Ash Grove Drive	2525 West End Ave., #400	Parcel 134
Nashville, TN 37211	Nashville, TN 37203	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Scott A. Terle and wife, Dana S. Terle**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sean C. Osborne,** unmarried, (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Hickory View, Section 3, of record in Plat Book 6250, page(s) 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott A. Terle and wife, Dana S. Terle, by deed from Secretary of Veteran Affairs, an Officer of the United States of America, dated April 1, 1996, of record in Book 10009, page 639, dated April 9, 1996, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. The Plan of record in Plat Book 6250, page 960, said Register's Office.
3. Restrictive covenants contained in instrument of record in Book 6893, page 570.

This is improved property commonly known as 252 Ash Grove Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 13, 2007

Sean C. Osborne
Affiant

Subscribed and sworn to before me this 13th day of May, 2004.

Notary Public

My Commission Expires: SEPT 13, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13TH day of May, 2004.

SCOTT A. TERLE

DANA S. TERLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before m, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared SCOTT A. TERLE and wife, DANA S. TERLE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of May, 2004.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004