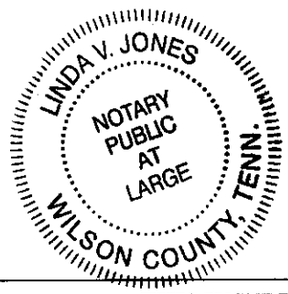
File #200450186



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00.

Charles Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Osborne and wife Margerie B. Osborne	Columbia National Mortgage, Incorporated	Map: 75-1-34
CO 206 Donelson (NAME) Hills Dr. ~~923 Oak Vale~~ MBO	(NAME) 101 Hazel Path Ste. 3	
Nashville, TN 37214 (ADDRESS) ~~Hermitage TN 37076~~	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JAMES L. BRAMLETT, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CHARLES OSBORNE AND WIFE MARGERIE B. OSBORNE**, 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 all of Lot No. 81, on the Plan of Section Twelve, Hermitage Hills, as shown by plat appearing of record in Plat Book 4675, Page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Martha J. Yearwood (erroneously referred to as Maratha J. Yearwood) by Warranty Deed dated July 22, 1997 of record in Book 10542, Page 617, Register's Office for Davidson County, Tennessee. The said Martha J. Yearwood died intestate on October 30, 2000, leaving James L. Bramlett as her sole heir at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20031219-0180928 and in Instrument No. 20031219-0180929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4820, Page 611 and amended in Book 4960, Page 506 and in Book 4969, Page 667; all matters shown on plat of record in Plat Book 4675, Page 125; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Janice Young Bramlett , spouse of James L. Bramlett, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 923 Oak Vale, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEES that he is 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and bind himself, his heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 06/07/04 11:39 2pgs
Fees:13.00 Taxes:399.60



20040607-0066840

Witness our hands this 4th day of June, 2004.

James L. Bramlett

Janice Young Bramlett

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James L. Bramlett and wife, Janice Young Bramlett, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of June, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076