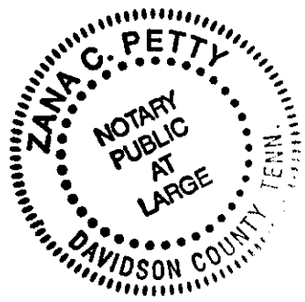
40-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

X Joyce D. Sircy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Polly K. Forsell		Map 96
205 Lake Brink Dr.	SunTrust Mortgage, Inc.	Group 16-O-A
Nashville, TN 37214	P.O. Box 305110 Nashville, TN 37230-5110	Parcel 89

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, we

Jodi Lynn Osborne , unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Polly K. Forsell , unmarried
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:

BEING Lot No. 88, on the Plan of Larchwood, Phase One-B, Section Four, of record in Plat Book 8250, Page 771, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jodi Lynn Osborne, an unmarried woman, by deed from Melissa Kaye Haney, an unmarried woman, of record in Instrument 20010302-0019583, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6221, Page 430; Book 6299, Page 152; Book 6301, Page 82; Book 6391, Page 449; Book 8032, Page 432; Book 6299, Page 166, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 8250, Page 771, said Register's Office.

Power of Attorney of record in Instrument 20040615-0070870, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 205 Lake Brink Dr., Nashville, TN 37214

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 my hand this 14th day of June, 2004.

Jodi Lynn Osborne by Joyce D Sircy, Attorney-in-Fact
Jodi Lynn Osborne
By: Joyce D. Sircy, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/15/04 15:50 2pgs
Fees:13.00 Taxes:370.00

20040615-0070871

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, Joyce D. Sircy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jodi Lynn Osborne as her Attorney in Fact as the free act and deed of the within named Jodi Lynn Osborne.

Witness my hand and official seal at Nashville, Tennessee the 14th day of June, 2004.

My Commission Expires: 1-27-07 Notary Public

