Box 17

Davidson County DEEDWARR
Recvd: 06/22/04 12:35 2pgs
Fees:13.00 Taxes:895.40
20040622-0073853

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
STUART NAYLOR CAROLINE NAYLOR ANNE BLANTON CROSSWY 4314 Dale Avenue Nashville, TN 37204	~~Same~~ Suntrust Mortgage Inc 201 4th Ave. N. 7th Floor Nashville, TN 37219	132-5-67

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS F. OSBORNE and LINDA OSBORNE, Heirs at Law of Elizabeth J. Osborne, Deceased,** have this day bargained and sold, and do hereby transfer and convey unto the said **STUART NAYLOR and wife, CAROLINE NAYLOR, and ANNE BLANTON CROSSWY** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Glendale Park Section I, of record in Plat Book 1130, page(s) 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AL F. OSBORNE AND WIFE, ELIZABETH J. OSBORNE, by deed from D. D. DALE AND WIFE, DOROTHY M. DALE, of record in Book 2290, page 75, said Register's Office, the said Al F. Osborne having predeceased Elizabeth J. Osborne and Elizabeth J. Osborne having since died. See Affidavit of heirship 20040622-0073852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $242,000.00.

Subscribed and sworn to before me, this 16th day of June, 2004.

Affiant

My Commission Expires: 11/26/05

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 4314 Dale Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17th day of June, 2004.

Thomas F. Osborne
THOMAS F. OSBORNE

Linda Osborne
LINDA OSBORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **THOMAS F. OSBORNE and LINDA OSBORNE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17 day of June, 2004.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/22/08