Davidson County DEEDWARR
Recvd: 06/24/04 09:06 2pgs
Fees:13.00 Taxes:576.83

20040624-0074859

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,900.00

Affiant

Subscribed and sworn to before me, this 18th day of June 2004.

Notary Public
My commission expires: 11/26/05

JAELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

08-0405-90280

Address of New Owner:	Send Tax Bills to:	Tax Information
Peggy Sue Daniel	1st Trust Bank For Savings	073-13-0 065.00
3000 Porter Road	P.O. Box 17257	
Nashville TN 37206	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond E. Osborne and wife, Billie Jean Osborne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Peggy Sue Daniel, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, described as follows:

Being Lots Nos. 12 to 20 inclusive of Block "A" on the Map of Davis Heights, as of record in Book 843, pages 104 and 105, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Porter Road, the common corner of Lots Nos. 11 and 12, thence with the line between said two lots, southwardly 245 feet to 20 inclusive and the north line of Lot No. 21 in a easterly direction 225 feet to the westerly margin of Rosebank Avenue; thence with the same around a curve in a northerly direction, to the common corner of Lots Nos. 19 and 20 on said plan; thence with the north line of Lots Nos. 19 to 12 along the south margin of Porter Road in a northwesterly direction 222.6 feet to the point of beginning.

Being the same property conveyed to Raymond E. Osborne etux, Billie Jean Osborne, by deed from M. D. Elliott (a widower), dated 7-28-83, recorded 8-1-83, in Book 6106, page 586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3000 Porter Road, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of June 2004.

Raymond E. Osborne

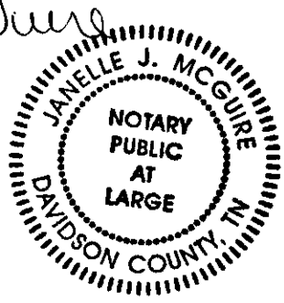
Billie Jean Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond E. Osborne and Billie Jean Osborne, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 18th day of June 2004.

Janelle J. McGuire
State of Tennessee at Large



My Commission expires 11/26/05