Boy 56

File #200491008

Davidson County DEEDWARR
Recvd: 09/01/04 10:12 2pgs
Fees:13.00 Taxes:135.79

20040901-0105644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires December 19, 2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby D. Osborne	N Bank	Map/Parcel: 82-03-196
(NAME)	(NAME)	
2118 Jones Circle	1255 Lakes Parkway, Bldg 200, Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Lawrenceville GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LATASHA S. JENKINS, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BOBBY D. OSBORNE, UNMARRIED,** hereinafter called the GRANTEE, his 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. 113, on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract, as shown by plat appearing of record in Book 332, Page 40, 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 Bradley T. Kuykendall, unmarried by Warranty Deed dated May 19, 2000 of record in Instrument No. 20000525-0052361, being the same property further conveyed to Residential Funding Corporation by Substitute Trustee's Deed dated January 8, 2004 of record in Instrument No. 20040116-0006985, and being the same property further conveyed to Latasha S. Jenkins, an unmarried person by Special Warranty Deed dated March 11, 2004 of record in Instrument No. 20040315-0029528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Book 332, Page 40; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1107 Stockell Street, Nashville, TN 37206
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has 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 Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of August, 2004.

Latasha S. Jenkins

STATE OF Tennessee

COUNTY OF Rutherford

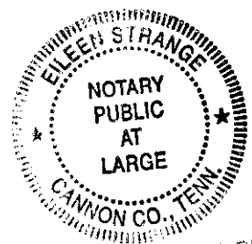
Before me, the undersigned Notary Public, personally appeared Latasha S. Jenkins, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2004.

Eileen Strange

Notary Public

My Commission Expires: 11-6-06



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129