Davidson County DEEDWARR
Recvd: 09/07/04 10:44 3pgs
Fees:18.00 Taxes:22.20
20040907-0107586

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2004, by and between JERRY SHELTON HATFIELD, husband and ALEAN D. HATFIELD, wife, hereinafter called Grantors, and SANDRA E. MARLIN, a married woman and son, STEVE OSBORNE, JR., a married man, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JERRY SHELTON HATFIELD, husband and ALEAN D. HATFIELD, wife, as Grantors, do hereby bargain, sell, transfer and convey unto SANDRA E. MARLIN, a married woman and son, STEVE OSBORNE, JR., a married man, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as SOUTH 13TH STREET, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Jerry Shelton Hatfield
JERRY SHELTON HATFIELD
Signature of Seller

Alean D. Hatfield
ALEAN D. HATFIELD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JERRY SHELTON HATFIELD and ALEAN D. HATFIELD, 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, at office, this **31st** day of August, 2004.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

SANDRA E. MARLIN and STEVE OSBORNE, JR.
1614 McEwen Ave
Nashville, Tn 37206

Property Address:

SOUTH 13TH STREET
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 94-1, PARCEL 213

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$6000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7467

EXHIBIT 'A'

BEING Lot No. 150 in Payne, Blakemore and Cummings Addition to Nashville, Tennessee, as per plan recorded in Book 57, page 70, Register's Office for said County, as follows:

SAID Lot No. 150 fronts 50 feet on the east side of Thirteenth Street and extends back between parallel lines, 154 feet to an alley in the rear.

Being the same property conveyed to JERRY SHELTON HATFIELD AND ALEAN D. HATFIELD, by Warranty Deed from PHILLIP A. OAKLEY, of record in Book 7569, page 453, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 94-1, PARCEL 213).

2. All matters as set forth on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Plat Book 57, page 70, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.