Davidson County DEEDWARR
Recvd: 03/15/05 08:56 2 pgs
Fees:13.00 Taxes:434.75

20050315-0028207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $ 117,500.00

Patricia K. Gober
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2005

Angela M. Watson
Notary Public: ~~Patricia Nicholls~~ Angela M. Watson

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: DECEMBER 8, 2007

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:
Chadwick Carver Young	First Horizon Home Loan Corp.	Map 84
2415 Dennywood Dr.	P.O. Box 7481	Group 11
Nashville, TN 37214	Springfield, OH 45501	Parcel 222

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

Joseph O. Osborne and wife, Nilda L. Osborne

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chadwick Carver Young, 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:

Land in Davidson County, Tennessee, being Lot No. 170 on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 170 fronts 80 feet on the southerly side of Denneywood Drive and runs back between lines 109 feet on the westerly side and 199.3 feet on the easterly side to a dead line in the rear measuring 77 feet thereon.

BEING the same property conveyed to Joseph O. Osborne and wife, Nilda L. Osborne by deed from Estate of Elizabeth Rosson Wilee, of record in Instrument 20010423-0040033, dated April 20, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28, 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 2415 Dennywood 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 our hands this 11th day of March, 2005.

Joseph O. Osborne

Nilda L. Osborne

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 Joseph O. Osborne and Nilda L. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.