Davidson County DEEDWARR
Recvd: 03/17/05 09:40 2 pg
Fees:13.00 Taxes:769.60

20050317-0029311

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Stephanie Rath
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2005.

K Morss
NOTARY PUBLIC

My Commission expires: 6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph Q. Osborne Nilda L. Osborne (NAME)	CUNA Mutual Mtg. Corp. (NAME)	Map 86-4
4332 Oakcrest Ln., (ADDRESS)	2908 Marketplace Dr. Ste 100 (ADDRESS)	Group A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Madison, WI 53719-5316 (CITY) (STATE) (ZIP)	Parcel 21

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

John R. Gallaspy and wife, Mickey R. Gallaspy

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

Joseph Osborne and Nilda L. Osborne, Husband and Wife

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 28, as shown on the map entitled Phase 1B on the Plan of Oakcrest, of record in Plat Book 6900, page(s) 385, 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 John R. Gallaspy and wife, Mickey R. Gallaspy, by deed from VAN C. CLIPPARD AND WIFE, ANN MICHAUD CLIPPARD, of record in Book 9782, page 797, dated July 5, 1995, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7308, page 874, and Book 8277, page 830, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6680, page 976, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 4332 Oakcrest Ln. Hermitage, TN 37076

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 10th day of March 2005.

John R Gallaspy
John R. Gallaspy

Mickey R Gallaspy
Mickey R. Gallaspy

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John R. Gallaspy and wife, Mickey R. Gallaspy** , the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 10 day of March, 2005.

My Commission expires:
6-26-07

K Morss
Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN