Box 13 #9501

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~03/31/07~~ 1-27-07
(AFFIX SEAL)

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:
Michael J. Biddle	Mortgage Resources, Inc.	Map 54
112 Cherry Branch Lane	404 BNA Dr., Suite 400	Group 14
Old Hickory, TN 37138	Nashville, TN 37217	Parcel 103

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

John E. Osborne and wife, Teresa V. Osborne

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael J. Biddle and wife, Shana T. Biddle
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:

BEING Lot No. 291, on the Plan of Brandywine Farms, Section 17, of record in Plat Book 4860, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John E. Osborne and Teresa V. Osborne, husband and wife, by deed from Frank Brown and Raylene L. Brown, husband and wife, of record in Book 8677, Page 292, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4979, Page 92, said Register's Office.

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 Plat Book 4860, Page 70, 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 112 Cherry Branch Lane, Old Hickory, TN 37138

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 18th day of March, 2005.

John E. Osborne

Teresa V. Osborne

Davidson County DEEDWARR
Recvd: 03/29/05 15:03 2 pgs
Fees:13.00 Taxes:1446.70
20050329-0033970

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 John E. Osborne and wife, Teresa V. Osborne, 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 and official seal at Nashville, Tennessee, this 18th day of March, 2005.

My Commission Expires: ~~03/31/07~~ 1/27/07

Notary Public

