WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 15:16 2 pgs
Fees:13.00 Taxes:610.50
20050502-0048820

PATRICIA NICHOLLS
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 $ 165,000.00

Janie R. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(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:
Janie R. Osborne	nBank, N.A.	Map 150
1024 Ainsworth Circle	136 Walton Ferry Road	Group 3
Antioch, TN 37013	Hendersonville, TN 37075	Parcel 382

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

Dan Martin, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Janie R. Osborne, married and husband, Leroy Osborne
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. 436 on the Plan of Section Nine, "The Country", of said record in Plat Book 6900, Page 284 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 436 fronts 39.50 feet on the southerly margin of Ainsworth Circle and extends back 155.65 feet on the easterly line and 116.50 feet on the northerly line to a broken line in the rear, measuring 174.45 feet thereon.

BEING the same property conveyed to Dan Martin, Jr. by Quitclaim Deed from Susan Lynn Graham Martin, of record in Instrument 20010806-0083805, dated July 24, 2001, Register's Office for said County. See also deed of record in Book 9983, Page 1, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7402, Page 977 and Book 7404, Page 292, 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 Plat Book 6900, Page 284 and 286, 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 1024 Ainsworth Circle, Antioch, TN 37013

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 my hand this 28th day of April, 2005.

Dan Martin, Jr.

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 Dan Martin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2005.

Notary Public

My Commission Expires: ~~01/24/08~~
1/26/08

