WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 2005

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Cushman (NAME)	SunTrust Mortgage, Inc., (NAME)	MAP 041-02
1015 Westchester Drive (ADDRESS)	201 Fourth Avenvue 7th Floor (ADDRESS)	PARCEL 127.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Audrey D. Osborne, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Cushman and wife, Hannah Cushman

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. 141 on the Plan of Kemper Heights, Section 1, of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Wesley Osborne, Jr. and wife, Audrey D. Osborne by Warranty Deed from Lewis E. Gaines and Joe Gaines, d/b/a Gaines & Gaines Construction Company, dated May 4, 1956, of record in Book 2538, Page 98, Register's Office for Davidson County, Tennessee. The said Robert Wesley Osborne, Jr. having since died.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 05/06/05 12:35 2 pgs
Fees:13.00 Taxes:428.83

20050506-0051360

unimproved ( )
This is improved (X) property, known as 1015 Westchester Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of May, 2005

Audrey D. Osborne

Audrey D. 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 Audrey D. Osborne, Unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of May 2005.

Commission expires

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public