Box 44 CL

Davidson County DEEDWARR
Recvd: 05/18/05 10:14 2 pgs
Fees:13.00 Taxes:1036.00
20050518-0055923

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2005. Notary Public My Commission Expires: _____ My Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brian S. Good and Lori J. Good 4637 Benton Smith Road Nashville, TN 37215	First Horizon Home Loan Corp. 2525 West End Ave., #400 Nashville, TN 37203	131-15-3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK T. OSBORNE AND ETHEL LEE OSBORNE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE OSBORNE LIVING TRUST, DATED MAY 15, 1999, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIAN S. GOOD AND WIFE, LORI J. GOOD**, hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

Being the same property conveyed to Mark T. Osborne and Ethel Lee Osborne, Trustees, or their successors in trust, under the Osborne Living Trust, dated May 15, 1999 by deed from Mark Twain Osborne and Ethel Lee Osborne, dated May 5, 1999, of record in Book 11474, page 224, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2633, page 487, Register's Office for Davidson County, Tennessee.

This is improved property known as 4637 Shys Hill Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 17th day of May, 2005.

Mark T. Osborne, Trustee
MARK T. OSBORNE, TRUSTEE

Ethel Lee Osborne, Trustee
ETHEL LEE OSBORNE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , **MARK T. OSBORNE AND ETHEL LEE OSBORNE, TRUSTEES**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007