Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $116,975.00

Daniel J Minn
Affiant

Davidson County DEEDWARR
Recvd: 05/23/05 10:41 2 pgs
Fees:13.00 Taxes:432.81
20050523-0057602

Subscribed and sworn to before me, this 19th day of May, 2005.

Jodi S Bentley
Notary Public
My commission expires: ~~02/24/08~~ 4-18-09

JODI S. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-0505-71721

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Janis L. Osborne	Franklin American Mortgage	095-12-0-A/194
605 Hibbitts Court	501 Corporate Dentre Drive, Ste 400	
Nashville TN	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela Sue Frizzell**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to Janis L. Osborne**, unmarried, hereinafter called the Grantees, their successors 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. 20, on the Plan of Lakeland ,Phase 2 ,Section 2, of record in Plat Book 7900, Page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Sue Frizzell, unmarried, by deed from George R. Bouton and wife, Elizabeth A. Bouton, of record in Book 10629, Page 539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 605 Hibbitts Court, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of May, 2005.

Angela Sue Frizzell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Sue Frizzell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19th day of May, 2005.

State of Tennessee at Large

My Commission expires

2-24-08