WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $119,000.00.

Carrie Tisler

Affiant

Subscribed and sworn to me on May 26, 2005.

NOTARY PUBLIC Exp-7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/03/05 08:17 2 pgs
Fees:13.00 Taxes:440.30

20050603-0062906

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20747SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul D. Osterfield 4909 Cypress Drive Nashville, TN 37211	SAME	148-13-125.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan Saunders and wife, Angela Saunders, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul D. Osterfield, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 249 on the Plan of Fairlane Park, Section 3, of record in Plat Book 2331, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jonathan Saunders and wife, Angela Saunders by deed from E. Starnes Kelley, Jr. and wife, Karen M. Kelley, dated April 17, 2000, of record as Instrument No. 200005050045820, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2331, page 145, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 2598, page 491, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4909 Cypress Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that thee are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on May 25, 2005.

Jonathan Saunders

Angela Saunders

STATE OF TENNESSEE, COUNTY OF Shelby)

On May 25, 2005, before me, the undersigned, personally appeared Jonathan Saunders and wife, Angela Saunders to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 25, 2005.

NOTARY PUBLIC

My Commission Expires: SYDNEY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 17, 2008