Recording requested by:
Geoffrey Coston
Attorney at Law
204 Fourth Avenue South
Franklin, Tennessee 37064
(615) 790-2425

and when recorded, please return this deed and tax statements to:
Steve Townsend
1215 West Kingston Springs Road
Kingston Springs, Tennessee 37082

Escrow No.:

Title Order No.:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $15,000.

Subscribed to and sworn before me this the 11th day of November, 2005.

Notary Public

My Commission Expires: 7/27/08
(Affix Seal)

Davidson County DEEDWARR
Recvd: 02/13/06 14:59 2 pgs
Fees:8.00 Taxes:55.50

20060213-0017355

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, made and entered into on November 11, 2005, between Michael E. Osborne and Wife, Kathleen A. Osborne ("Grantors") whose address is 7043 Bonnavent Drive, Hermitage, Tennessee 37076 and Steve Townsend ("Grantee") whose address is 1215 West Kingston Springs Road, Kingston Springs, Tennessee 37082.

FOR A VALUABLE CONSIDERATION, in the amount of ten DOLLARS ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER TRANSFERS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Pegram, County of Davidson, State of Tennessee described as follows:

A survey made July 4, 1973, by L.C. Petty, Registered Land Surveyor, Tennessee Registry No. 55, and described in said survey as follows:

BEGINNING at an iron pipe in the center of a private road, thence along the center of said private road North 41 deg. 06'31" East 236.20 feet to an iron pipe; thence North 81 deg. 22'98" East 236.20 to an iron pipe; thence South 13 deg. 15'West 672.74 to an iron pipe, thence North 41 deg. 06' 31" East 236.20 feet to the point of beginning containing 5 acres more or less.

This instrument and transfer includes water rights and road rights described in deed of record in Book 5035, page 777, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael E. Osborne and wife, Kathleen A. Osborne by Quitclaim Deed from William Grady of record in Book 9194, page 249, Register's Office for Davidson County, Tennessee.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any

right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on November 11, 2005.

Michael E. Osborne

Michael E. Osborne

Kathleen A. Osborne

Wife, Kathleen A. Osborne

State of Tennessee
County of DAVIDSON / 11/11/05 } ss.

On November 11, 2005 before me, Michael E. Osborne and Wife, Kathleen A. Osborne, personally appeared before me personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

John M Baker

Signature of Notary Public

John M Baker

Printed Name of Notary

My commission expires:

1/27/07

NOTARY SEAL



Prepared By:
Geoffrey Coston
204 Fourth Ave S.
Franklin Tn. 37064

New owner + send tax bills
ANTHONY S. TOWNSEND
1215 WEST KINGSTON SPRINGS
KINGSTON SPRINGS TN 37082

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 15000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEB 20 06
Deputy Register