STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for this transfer is $156,900.00

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2006.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 376-2155

Davidson County DEEDWARR
Recvd: 05/12/06 10:26 2 pg:
Fees:13.00 Taxes:580.53
20060512-0055891

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janis Osborne	**OWNER**	**64-15-A-002.00**
705 Sweetwater Circle		
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

Angie M. Allinder and husband, David W. Allinder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janis L. Osborne

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, page 697, corrected in Book 9432, page 449, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Angie M. Allinder and husband, David W. Allinder by Warranty Deed from Kenneth Andrew Elkins and wife, Amy Elizabeth Elkins, dated October 26, 2001 and recorded November 02, 2001 in Instrument No. 200111020120084, Register's Office for Davidson County.

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 CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (__x__) unimproved (____) property known as 705 Sweetwater Circle, Old Hickory, TN 37138.

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 in 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/our hand(s) this 5th day of May, 2006.

Angie M. Allinder by Carl Longmire Attorney in Fact

David W. Allinder ~~by Carl Longmire Attorney in Fact~~

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Carl Longmire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for Angie M Allinder and David W. Allinder, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact for Angie M. Allinder and David W. Allinder.

Witness my hand, at office, this 5th day of May, 2006.

Notary Public

My Commission Expires: 7-19-08

RETURN TO:
Windmill Title, LLC
201 Seaboard Lane, Suite 102
Suite 100
Franklin, TN 37067