Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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Davidson County DEEDWARR
Recvd: 05/01/07 13:58 2 pgs
Fees:13.00 Taxes:843.60
20070501-0051908

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00 .

Affiant

Subscribed and sworn to before me this 27th day of April, 2007.

Notary Public
My Commission Expires ~~04/22/09~~ 12/15/[illegible]

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

07-0991

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patricia Wilk	New owner	172-15-A
1104 Holt Hills Place		61.00 CO
Nashville, TN 37211		

WARRANTY DEED

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 acknowledged, we **Christopher J. Osbourn and wife, Emily S. Osbourn**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia Wilk**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Holt Woods, Section Five, of record in Book 9700, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Osbourn and wife, Emily S. Osbourn, by deed from George L.Vourazeris and wife, Pamela L. Vourazeris, dated July 24, 2002, recorded in Instrument No. 20020725-0089421, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1104 Holt Hills Place, 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 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 is 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 our hands this 27th day of April, 2007.

Christopher J. Osbourn

Emily S. Osbourn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Christopher J. Osbourn and wife, Emily S. Osbourn**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of April, 2007.

Notary Public

My Commission Expires: 04/22/09

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN