Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/05/07 10:43 2 pgs
Fees:13.00 Taxes:355.20
20070705-0079909

Party Responsible for Property Tax

Warranty Deed

Address of New Owners:
Christopher William Osborne
104 Randy Road
Madison TN 37115

Mortgagee/Send Tax Bills to:
Same

Map & Parcel
04315003100
11D44805

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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
William Dwight Hardin and Beverly Jeanne Hardin Drake, heirs of the Estate of Edith Eunice Read Hardin, deceased and William Dwight Hardin, Executor of the Estate of Edith Eunice Read Hardin and Beverly Jeanne Hardin Drake, Executrix of the Estate of Edith Eunice Read Hardin, Deceased
HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Christopher William Osborne, unmarried
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, Tennessee, being Lot Number 52, on the Plan of Rainbow Terrace, Section 5, of record in Plat Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nealon L. Hardin and wife, Eunice E. Hardin by Deed dated March 25, 1955 of record in Book 2393, Page 215, Register's Office for Davidson County, Tennessee.
Nealon L. Hardin having since died on November 11, 1999, in Davidson County, Tennessee.
Nealon L. Hardin being one in the same person as Nealon Lindell Hardin.
Eunice E. Hardin having since died on November 24, 2006 in Davidson County, Tennessee.
Eunice E. Hardin being one in the same person as Edith Eunice Read Hardin.
This conveyance is subject to all restrictions and easements of record.
Affidavit of Heirship being recorded simultaneously herewith.
This is improved property known as 104 Randy Road Madison TN 37115. #20070705-0079908

TO HAVE AND TO HOLD the said tract of 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 28TH DAY OF JUNE 2007.

William Dwight Hardin,
Executor
Executor

Beverly Jeanne Hardin Drake,
Executrix Executrix

William Dwight Hardin

Beverly Jeanne Hardin Drake

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, WILLIAM DWIGHT HARDIN AND BEVERLY JEANNE HARDIN DRAKE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 28TH DAY OF JUNE 2007.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, WILLIAM DWIGHT HARDIN AND BEVERLY JEANNE HARDIN DRAKE, IN THEIR CAPACITY(S) AS EXECUTOR AND EXECUTRIX OF THE ESTATE EDITH EUNICE READ HARDIN, DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT THEY ARE THE EXECUTOR AND EXECUTRIX OF THE ESTATE OF EDITH EUNICE READ HARDIN, THE MAKER AND ARE AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 28TH DAY OF JUNE 2007.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE 2007.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07