Davidson County DEEDWARR
Recvd: 08/24/07 11:15 2 pgs
Fees:13.00 Taxes:899.10
20070824-0101523

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0708094** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $243,000.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2007. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Sonja L. Davis 245 Hearthstone Manor Lane Brentwood, TN 37027	Owner	MAP160150A PARCEL 04800CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billy N. Osborne** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Sonja L. Davis**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Hearthstone Manor, Section IV of record in Plat Book 6250, Page 990, amended in Plat Book 6200, page 642, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billy N. Osborne and Cheryl G. Osborne by deed from Herbert R. Tucker and Susan R. Tucker, dated 10/7/1994, of record in Book 9490, page 145, and being further conveyed to Billy N. Osborne by deed from Cheryl G. Osborne, dated 7/10/1996, of record in Book 10125, page 774, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2007, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Hearthstone Manor, Section IV of record in Plat Book 6250, page 990, amended in Plat Book 6200, page 642, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions of Hearthstone Manor, Section IV of record in Book 6424, page 839, as amended in Book 6582, page 154, Book 6600, page 3, Book 6684, page 251, Book 6916, page 230, Book 7398, page 907, Book 7403, pages 563 and 570, Book 11404, page 149, Book 11749, page 481 and Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 7403, page 568, Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 6437, page 852, Book 7679, page 16 and Book 7769, page 484, Register's Office for Davidson County, Tennessee.
6. Quitclaim deed to Hearthstone H.O.A. of record in Book 7403, page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as: 245 Hearthstone Manor Lane, Brentwood, TN 37027

Barbara M. Osborne, wife of Billy N. Osborne, joins in the execution of this document for the purpose of conveying her marital interest, if any, in the subject property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHERS COVENANTS** and bind himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all

persons.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2007.

Billy N. Osborne

Barbara M. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Billy N. Osborne and Barbara M. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 23rd day of August, 2007.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009