WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-JS-07-104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton Osborn	New Owner (NAME)	
104 Villa View Court (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	171-2-A-11.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WENDELL K. GARDNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAYTON OSBORN AND WIFE, KAILLEE OSBORN AND KARLI OSBORN, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 11, BUILDING 2, BRENTWOOD VILLA CONDOMINIUMS, PHASE 1, OF RECORD IN PLAT BOOK 6900, PAGES 4 AND 5, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6923, PAGE 943, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WENDELL K. GARDNER BY WARRANTY DEED FROM SCOTT R. MERTIE, MARRIED, RECORDED ON THE 21ST DAY OF MAY, 2002 IN INSTRUMENT NO. 20020521-0062085, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGES 4 & 5; BOOK 6936, PAGE 895; BOOK 7998, PAGE 249; BOOK 8267, PAGE 270; BOOK 6923, PAGE 943; BOOK 7035, PAGE 115; BOOK 7101, PAGE 730; BOOK 7143, PAGE 18; BOOK 7266, PAGE 84; BOOK 7423, PAGE 567; BOOK 7423, PAGE 574; BOOK 8074, PAGE 564, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 104 Villa View Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 09/19/07 12:25 2 pgs
Fees:13.00 Taxes:629.00
20070919-0112141

Witness my/our hand(s) this 14th day of September, 2007.

Wendell K. Gardner by Jon Sheridon, Attorney-in-Fact

Wendell K. Gardner by Jon Sheridon, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of September, 2007, before me personally appeared JON SHERIDON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wendell K. Gardner and who acknowledged he/she/they executed the same as the free act and deed of the said Wendell K. Gardner.

Witness my hand and official seal, this the 14th day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903