WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF OCTOBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02449 OSMAN NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael P. Osman	Same	09016028300
442 Thunderbird Court		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MINDI CLAYTON, AND HUSBAND, DAVID CLAYTON

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

MICHAEL P. OSMAN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 442 Thunderbird Court. Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of October, 2007.

Mindi Clayton

David Clayton

Davidson County DEEDWARR
Recvd: 11/02/07 16:16 2 pgs
Fees:13.00 Taxes:610.50

20071102-0129801

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MINDI CLAYTON AND DAVID CLAYTON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola Florida, this 30th day of October, 2007.

Notary Public Susan E Coffield

My Commission Expires:

SUSAN E. COFFIELD
Notary Public - State of Florida
My Commission Expires May 26, 2011
Commission # DD 662780
Bonded Through National Notary Assn.

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 541, SECTION 8, MAP OF CHARLOTTE PARK SUBDIVISION, as shown on plat of record in Plat Book 2900, Pages 45 & 46, in the Register's Office, Davidson County, Tennessee, to which plat referen:e is hereby made for a more particular description of said property.

Being the same property conveyed to Mindi Clayton and husband, David Clayton by Warranty Deed from Joe Stewart Boone and wife, Diane Irvin Boone, recorded on the 18th day of November, 2002 in Instrument No. 20021118-0142545, in the Register's Office of Davidson County, Tennessee.

MC
DC

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; ar d taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.