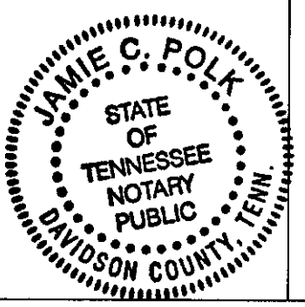
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Kearley	New Owner	Parcel ID:
740 Greeley Drive		09105024100
Nashville, TN 3720 5		

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

Corrine Osei, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Kearley and wife Mary Kearley

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 34 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Ohyiaman Osei and Corrine Osei, by Warranty Deed from Mattie Lou Wauford, a widow, of record in Book 8705, page 345, said Register's Office. See also Pendente Lite Order vesting property in Corrine Osei and of record in Instrument 20071119013517 7, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Book 4175, page 155, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4469, page 735, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6112 Nashua Avenue, 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 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 my hand this 15th day of November, 2007.

Corrine Osei
Corrine Osei

Davidson County DEEDWARR
Recvd: 11/19/07 12:38 2 pgs
Fees:13.00 Taxes:379.25

20071119-0135178

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 Corrine Osei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.