11024 33267

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $146,000.00.

Affiant

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn before me this the 30th day of January, 2008.

Notary Public
My commission expires: 7/16/11

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamey E. Osteen 1204 Reelfoot Circle Nashville, TN 37214	Franklin American Mtg. Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	108-12-132

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tonya Baylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamey E. Osteen and Tina R. Osteen, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Reelfoot Section 2 of record in Plat Book 5200, page 727, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Tonya Baylor by deed from the Secretary of Veterans Affairs, dated September 15, 2006, of record as Instrument No. 20061103-0136637, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1204 Reelfoot Circle, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of January, 2008.

Tonya Baylor

Davidson County DEEDWARR
Recvd: 02/01/08 15:31 3 pgs
Fees:18.00 Taxes:540.20
20080201-0010853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonya Baylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2008.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, (Lori Holloway) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)

ROGER SPROCHI
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY