This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1013-D

Davidson County DEEDWARR
Recvd: 04/29/08 13:22 2 pgs
Fees:13.00 Taxes:601.25
20080429-0043653

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Timothy E. Osborne
3213 Freno Lane
Nashville, TN 37214

Send Tax Bills To:
New Owners

For and 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,

Melinda Hagan Porter and Anthony Hagan as Co-Executors of The Estate of Beatrice Hagan Haley, deceased, and Melinda Hagan Porter, as Trustee of The Beatrice Hagan Haley Living Trust, established by the Revocable Trust Agreement of Beatrice Hagan Haley, dated April 19, 2007

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Timothy E. Osborne and wife, Mitzi Osborne

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 land in the First Civil District of Davidson County, Nashville, Tennessee, located generally at the Northwest intersection of Lincoya Drive and Freno Lane, and also being lot 23 on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, in the Register's Office of Davidson County, Tennessee, and being further described as follows:

BEGINNING at a 5/8 inch rebar set with cap MES 1649 (to which all further reference for iron pin set shall refer) in the Westerly right-of-way line of Freno Lane at the common front corner of Lots 22 and 23 of the above mentioned plat; thence with the Northerly line of Lot 22, North 85 degrees 52 minutes 10 seconds West 232.16 feet to a ½ inch rebar found at the Northwest corner of Lot 22; thence with the Easterly line of Lot 21, North 05 degrees 03 minutes 32 seconds East 94.00 feet to an iron pin set at the Southwest corner of Lot 24, said point being located South 05 degrees 03 minutes 32 seconds West 140.00 feet from a concrete monument found at the common rear corners of Lots 18, 19 and 25; thence with the Southerly line of Lot 24, South 87 degrees 21 minutes 30 seconds East 229.13 feet to a ½ inch bolt found in the Westerly right-of-way of Freno Lane, said ½ inch bolt being located South 03 degrees 35 minutes 27 seconds West 99.97 feet from a railroad spike found the Northeast corner of said Lot 24, and also being located South 73 degrees 11 minutes 11 seconds West 0.15 feet from a railroad spike found; thence with the Westerly right-of-way line of Freno Lane South 03 degrees 13 minutes 00 seconds West 98.40 feet to a concrete monument found; thence with the Westerly right-of-way line of Freno Lane along a curve to the right, 1.55 feet to the **point of beginning, said curve having a central angle of 00 degrees 19 minutes 22 seconds, a radius** of 275.00 feet, a tangent of 0.77 feet and a chord of South 03 degrees 36 minutes 50 seconds West 1.55 feet. Containing 22,361 square feet or 0.51 acres, more or less, according to a property line survey of the Beatrice Hagan Haley Estate by Sawyer Land Surveying, LLC, File 08-015, dated March 27, 2008.

Being the same property conveyed to John L. Haley and wife, Beatrice Hagan Haley, by deed from G.C. Thompson and wife, Elisabeth Thompson, dated February 17, 1953, and of record in Book 2137, Page 159, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Beatrice Hagan Haley upon the death of her husband, John L. Haley, by reason of their tenancy by the entirety. Also being the same property conveyed to Melinda Hagan Porter, Trustee of the Beatrice Hagan Haley Living Trust, established by the Revocable Trust Agreement of Beatrice Hagan Haley, dated April 19, 2007, by deed from Beatrice Hagan Haley, dated April 19, 2007, and of record in Instrument Number 20070427-0050667, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Freno Lane.

This conveyance is subject to all matters shown on a plat of record in Plat Book 1835, Page 91, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3213 Freno Lane, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2008 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 25th day of April, 2008.

Beatrice Hagan Haley Living Trust

By: Melinda Hagan Porter
Melinda Hagan Porter, Trustee

Estate of Beatrice Hagan Haley, deceased

By: Melinda Hagan Porter
Melinda Hagan Porter, Co-Executor

By:
Anthony Hagan, Co-Executor

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 Melinda Hagan Porter as Trustee of the Beatrice Hagan Haley Living Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: May 24, 2008
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 Melinda Hagan Porter and Anthony Hagan as Co-Executor of the Estate of Beatrice Hagan Haley, deceased, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: May 24, 2008
STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: May 24, 2008
Map: 84-12
Parcel: 106.00