Davidson County DEEDWARR
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Fees:13.00 Taxes:1095.20

20080506-0046522

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45711

WARRANTY DEED

Jennifer R. Pierce Notary Public At Large Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 3-30-10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Johnson	Franklin American Mtg.	129.15-0-079.00
6815 Highland Park Drive	501 Corporate Centre Dr. #400	
Nashville, TN, 37205	Franklin, TN 37067	

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, I/WE,

Donald Gene Osten and wife Barbara Osten

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

Paul Johnson and Lisa McComb, husband and wife,
Note: Paul Johnson a/k/a Lawrence Paul Johnson
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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Highland Park Drive, the common corner of Lots No. 36 and 37; thence with a line between said Lots northwesterly 128.2 feet to a concrete monument; thence north 28 degrees 55' east 147.47 feet to a concrete monument in the southwesterly margin of an unnamed street; thence with the margin of same southeasterly 108.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 36.91 feet to a concrete monument in the northwesterly margin of Highland Park Drive; thence with the margin of same southwestwardly 98.0 feet to the point of beginning.

Being the same property conveyed to Donald Gene Osten and wife, Barbara Osten by deed from Barry M. Spero & Wife, Merle B. Spero, of record in Book 4508, page 433, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6815 Highland Park Drive, Nashville, TN 37205

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/our hand(s) this 21st day of April, 2008

Donald Gene Osten by Alan L Saturn atty in Fact
DONALD GENE OSTEN a/k/a DONALD G. OSTEN

Barbara Osten a/k/a Barbara M. Osten
BARBARA OSTEN a/k/a BARBARA M. OSTEN
by Alan L Saturn, atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of April, 2008, personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument on behalf of DONALD G. OSTEN and wife, BARBARA M. OSTEN as Attorney in Fact, and acknowledged that ALAN L. SATURN executed the same as the free act and deed of the said DONALD G. OSTEN and wife, BARBARA M. OSTEN. - See POA in Instrument # 20080506-0046531 Said Register's office.

Witness my hand and official seal this 21st day of April, 2008.

Notary Public

My Commission Expires: 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee