THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0805066 **Record and Return to:** HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $432,500.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2008. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
John E. Osborne Teresa V. Osborne 3426 Woodmont Blvd. Nashville, TN 37215	New Owners	MAP 117.5 PARCEL 51

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charlotte Blair Scoville Morgan**, unmarried, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Osborne** and wife, **Teresa V. Osborne**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Henry Sperry Subdivision, of record in Book 974, Page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Keller Heard and Charlotte Blair Scoville by deed from Lola G. Daniel, a widow of record in Book 6765, Page 710, in the Register's Office for Davidson County, Tennessee, dated January 16, 1986.

Being the same property conveyed to Charlotte Blair Scoville-Heard by quitclaim deed from Stephen Keller Heard of record in Book 7970, Page 657, in the Register's Office for Davidson County, Tennessee, dated October 30, 1989.

Being the same property conveyed to Charlotte Blair Scoville Heard by quitclaim deed from Stephen Keller Heard of record in Book 8050, Page 228, in the Register's Office for Davidson County, Tennessee, dated November 8, 1989; pursuant to Divorce Decree and Marital Dissolution Agreement, Fourth Circuit Court in Civil Case Action No. 89D-2827.

Being the same property conveyed to Blair Scoville Morgan, a single woman by quitclaim deed from Charlotte Blair Scoville Heard, a single woman of record in Instrument Number 20031124-0170354, in the Register's Office for Davidson County, Tennessee, dated September 18, 2003.

Being the same property conveyed to Charlotte Blair Scoville Morgan by quitclaim deed from William Latham Morgan of record in Instrument Number 20050608-0065723, in the Register's Office for Davidson County, Tennessee, dated April 14, 2005.

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by Grantees.
2. All matters shown on the Plan of Henry Sperry Subdivision of record in Plat Book 974, page 21, Register's Office of Davidson County, Tennessee.
3. Easement of record in Book 3920, page 875 and Book 3920, page 903, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3608 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER**

Davidson County DEEDWARR
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Fees:13.00 Taxes:1600.25
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COVENANTS and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2008.

Charlotte Blair Scoville Morgan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Charlotte Blair Scoville Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 2nd day of June, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009