[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William G. and Shannon F. Bainbridge	New Owner	Map/Parcel - 130020040000
106 Windsor Avenue		~~13 2 40.00~~
Nashville, TN 37205		13223 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Richard W. Osgood and wife, Penelope J. Osgood** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **William G. Bainbridge and wife, Shannon F. Bainbridge** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE MAP OF BRANSFORD REALTY CO. 'S SUBDIVISION OF LOTS 156, 157 AND 158 IN BRANSFORD REALTY CO.'S BELLE MEADE GOLF LINKS SUBDIVISION, OF RECORD IN BOOK 421, PAGE 156, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 110.4 FEET ON THE NORTHEASTERLY MARGIN OF WINDSOR DRIVE AND EXTENDS BACK 211 FEET, MORE OR LESS, ON THE BROKEN EASTERLY LINE AND 200 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 30 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. OSGOOD AND WIFE, PENELOPE J. OSGOOD BY WARRANTY DEED FROM PHILLIP V. CRIHFIELD AND WIFE, SHERRY CRIHFIELD, RECORDED ON THE 16TH DAY OF AUGUST, 1984 IN BOOK 6360, PAGE 715, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Map of Bransford Realty Co.'S Subdivision of Lots 156, 157 and 158 in Bransford Realty Co.'S Belle Meade Golf Links Subdivision, of Record In Book 421, Page 156, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/06/08 09:54 2 pgs
Fees:13.00 Taxes:2347.65
20080606-0058221

This is improved property commonly known as: 106 Windsor Avenue, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $634,500.00

Affiant

Subscribed and sworn to before me this 30th day of May, 2008

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-22-09 **Notary Public**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of May, 2008.

Richard W. Osgood by Robert J. Notestine, III
as attorney in fact

Penelope J. Osgood by Robert J. Notestine, III
as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Robert J. Notestine, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Richard W. Osgood, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Richard W. Osgood by himself as attorney-in-fact.

Witness my hand, at office, this 30th day of May, 2008

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2012

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Robert J. Notestine, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Penelope J. Osgood, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Penelope J. Osgood by himself as attorney-in-fact.

Witness my hand, at office, this 30th day of May, 2008

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2012

My commission expires: _____