This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2007117

Davidson County DEEDWARR
Recvd: 07/16/08 09:00 2 pgs
Fees:13.00 Taxes:119.88
20080716-0072577

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jim Sweeney Construction, Inc.	(NAME) Same as new owner	Map 72-12-26.00 (Lot 81) Map 72-12-25.00 (Lot 82)
(STREET ADDRESS) 131 Indian Lake Road, Suite 203	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hendersonville TN 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CHARLES OSBORNE and wife, DORIS OSBORNE,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said**, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 81 & 82 on the plan of Waters Place, as of record in Book 332, pages 136 & 137, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said Lot No. 81 fronts 50.0 feet on the southerly margin of Hanover Avenue and runs back between lines, measuring 150.0 feet to an alley, measuring 50 feet thereon. Said Lot No. 82 fronts 50.0 feet on the southerly margin of Hanover Avenue and runs back between lines, measuring 150.0 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Charles Osborne and wife, Doris Osborne by deed of record in Instrument #20030310-0030962, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $32,400.00

Subscribed and sworn to before me this the 15th day of July, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

My commission expires: 10-24-10

Affiant

Notary Public

This is unimproved property known as Lots 81 & 82, Plan of Waters Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th day of July, 2008.

Charles Osborne

Doris Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES OSBORNE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2008.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires· October 24, 2010

Notary Public
My Commission Expires: 10-24-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORIS OSBORNE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of July, 2008.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires· October 24, 2010

Notary Public
My Commission Expires: 10-24-10

ENCUMBRANCES:

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 332, pages 136 & 137, Register's Office, Davidson County, Tennessee.