WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:44.40

20081002-0100421

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $12,000.00

Affiant

Subscribed and sworn to before me this 27th day of September, 2008

Notary Public
My Commission expires: 10/28/2009
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2323 Whites Creek Pike Trust	SAME	070-04-0-115.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at Law of Ira Lee Osborne,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2323 Whites Creek Pike Trust, First Jordan, LLC as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16 on the plan of Dewey Heights Addition, of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 16 fronts 50 feet on the northerly side of Whites Creek Pike, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Osborne, Jr. and wife, Ira Lee Osborne, by deed from M.H. Webb and wife, Ida Nell Webb, on March 13, 1965, of record in Book 3871, page 70, Register's Office for Davidson County, Tennessee. The said Robert Osborne, Jr. having died leaving property to Ira Lee Osborne by right-of-survivorship. The said Ira Lee Osborne having died intestate on March 18, 2005 leaving as her only heirs, Marilyn Osborne, Dee Osborne, Ida Osborne Ewing, Robert Osborne, III, and Russell Osborne. Affidavit of Heirship of record in Instrument Number 20081002-0100420, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 94, Register's Office Davidson County, Tennessee.

This is improved property known as: **2323 Whites Creek Pike, Nashville, TN**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 27th day of September, 2008

The Heirs-at-Law of Ira Lee Osborne

Marilyn Osborne

Robert Osborne, III

Dee Osborne

Russell Osborne

Ida Osborne Ewing

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marilyn Osborne, Dee Osborne, Ida Osborne Ewing, Robert Osborne, III and Russell Osborne to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 10/28/2009

Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY