This Instrument Prepared By:
Murfreesboro Title, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080230.PFT

Davidson County DEEDWARR
Recvd: 10/08/08 10:20 3 pgs
Fees:18.00 Taxes:114.70
20081008-0102063

Send Tax Bills To:
James W. Ayers
412 E. Thompson Ln,
Nash. Tn. 37211

New Owner is:
James W. Ayers
3027 Harlin Drive
Nashville, TN 37211

MAP: 119-13-0

PARCEL: 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Marie C. Osborne , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James W. Ayers** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

3027 Harlin Drive, Nashville, TN 37211

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 54 on the Map of an Addition to and Revision of certain lots in the H.G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 75 feet on the west side of Harlin Drive and runs back between lines 177.4 feet on the north line, 176.01 feet on the south line to a dead line which measures 75.1 feet.

Being the same property conveyed to Alan Osborne by Deed from Willie Doyle Petty and wife, Myrtle Dean Petty dated 10-13-95, recorded 10-17-95, in Book 9829, page 869, Register's Office for Davidson County, Tennessee. The said Alan Osborne having since died without a will. Marie C. Osborne, unmarried being the next of kin and sole surviving heir of Alan Osborne as per Affidavit

of Heirship of record in Instrument 20081008-0102061 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on plat of record in Plat Book 1130, page 79 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MCO by KDA IF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of September, 2008.

GRANTOR:

Marie C. Osborne by Kathleen Dougherty attorney in fact

Marie C. Osborne by Kathleen Dougherty,

her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF Pennsylvania)
COUNTY OF Washington)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Kathleen Dougherty** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **Marie C. Osborne,** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book ★, Page ____, of the said Register's Office of Davidson County, Tennessee. ★Instrument ★ 20081008-0102062

Witness my hand and seal on this the 26 day of September, 2008.

Notary Public

My Commission Expires: Aug 10, 2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna Barney-Kotchman, Notary Public
S. Strabane Twp., Washington County
My Commission Expires Aug. 10, 2010

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $31,000.00.

Affiant

SWORN TO and subscribed
before me this 3 day of October, 2008.

NOTARY PUBLIC
My commission expires: 3-21-2010

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD