PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 12/29/08 11:43 2 pgs
Fees:13.00 Taxes:934.25
20081229-0122841

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49665
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard W. Osgood Penelope J. Osgood 109 Glenway Court Nashville, Tennessee 37221	Countrywide Bank 801 Crescent Center Drive Suite 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 142160C04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark David Flynn and spouse, Amy Fletcher Flynn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard W. Osgood and spouse, Penelope J. Osgood** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Devon Glen, Phase II of record in Book 7900, page 562, Register's Office for said County.

Said Lot No. 13 fronts 47.48 feet on the southwesterly margin of Glenway Court and extends back 129.68 feet on the southeasterly line and 120.0 feet on the northwesterly line to a dead line in the rear, measuring 144.25 feet thereon.

Being the same property conveyed to Mark David Flynn and Amy Fletcher both unmarried by Warranty Deed from Celia C. Theiler dated January 28, 2005 and recorded on February 2, 2005 of record in Doc. No. 20050202-0012010, Register's Office for Davidson County, Tennessee. The said Amy Fletcher is now known as Amy Fletcher Flynn.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 562, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, Book 8120, page 402, Book 9492, page 600, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 109 Glenway Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2008.

Mark David Flynn

Amy Fletcher Flynn

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2008 , before me the undersigned authority, personally appeared Mark David Flynn and Amy Fletcher Flynn , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $252,500.00

Affiant

Sworn and subscribed before me this the 23rd day of December, 2008

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY