This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Marlin C. Chapman and wife, Cindy D. Chapman and
Chris W. Steward and wife, Sherry O. Steward

TO:
NEW OWNERS:
Jason B. Osborn and wife, Ingrid S. Osborn

1309 Westvale Drive
Nashville, TN 37221

SEND TAX BILLS TO: SAME

MAP & PARCEL: 126 16
0A 676

BILL GARRETT, Davidson County
T20090017984 DEEDWARR
Recvd: 03/18/09 09:09 2 pgs
Fees:13.00 Taxes:799.20
20090318-0024240

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Marlin C. Chapman and wife, Cindy D. Chapman, and Chris W. Steward and wife, Sherry O. Steward, Grantors herein; have bargained and sold and by these presents do convey unto Jason B. Osborn and wife, Ingrid S. Osborn, husband and wife, Grantees herein, their heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot 591, as shown on the map entitled Final Plat Parkview at Riverwalk, Phase 2, of record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> AND BEING the same property conveyed to Marlin C. Chapman and wife, Cindy D. Chapman, and Chris W. Steward and wife, Sherry O. Steward, by Sam J. McAllester, III, as Substitute Trustee, by a Trustee's Deed recorded August 15, 2008 as Instrument No. 20080815-0084219, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the 2009 Davidson County property taxes which have been prorated between the parties and payment of which is assumed by the Grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and

bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 16th day of March, 2009.

MARLIN C. CHAPMAN

CINDY D. CHAPMAN

CHRIS W. STEWARD

SHERRY O. STEWARD

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARLIN C. CHAPMAN and wife, CINDY A. CHAPMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of March, 2009.

NOTARY PUBLIC

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 7/19/09

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHRIS W. STEWARD and wife, SHERRY O. STEWARD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of March, 2009.

NOTARY PUBLIC

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $216,500.00.

Grantee

SWORN to and subscribed before me this the 16 day of March, 2009.

NOTARY PUBLIC

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires: 5/18/2010