Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20090082472 DEEDWARR
Recvd: 12/07/09 10:00 2 pgs
Fees: 13.00 Taxes: 832.50
20091207-0111536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 30th 15th day of November DECEMBER, 2009.

Notary Public
My commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bill to:	Tax Information
Brigitte Rosaly	SunTrust Mortgage, Inc.	86-04-A-021.00CO
4332 Oakcrest Lane	401 Commerce Street, Suite 6500	
Hermitage, TN 37076	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Osborne and wife, Nilda L. Osborne,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brigitte Rosaly and husband, Roberto Rosaly,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Oakcrest, Phase 1-B, of record in Book 6900, page 385, Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joseph Osborne and Nilda L. Osborne by deed from John R. Gallaspy and wife, Mickey R. Gallaspy of record in Instrument 20050317-0029311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4332 Oakcrest Lane, Hermitage, TN 37076

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this the 1st day of December, 2009.

Joseph Osborne

Nilda L. Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Osborne and Nilda L. Osborne,** the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 1st day of December, 2009.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2009111426