BILL GARRETT, Davidson County
Trans:T20090084472 DEEDWARR
Recvd: 12/15/09 12:11 2 pgs
Fees:13.00 Taxes:51.80
20091215-0114307

This instrument prepared by Daniel L. Wischhof, Attorney
236 Public Square, Ste. 103, Franklin, , Tennessee 37064

ADDRESS NEW OWNER:
Claude Byrum
5527 Dividing Ridge Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS.:
Map 70-8
Parcel 112

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **FREDDIE MAI OSBORNE,** unmarried, by these presents transfer and convey unto **CLAUDE BYRUM**, Grantee, the following described real property:

> Lot No. 33, and the easterly 15 feet of Lot No. 32 on the Plan of J. B. Haynie's Free Silver Plan, as of record in Book 161, Page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 and part of Lot No. 32 front 40 feet on the northerly side of Gains Street and extends back between parallel lines 125 feet to an alley.
>
> Being the same property conveyed to Freddie Mai Osborne by Installment Deed from Franklin Lattimore and wife Freddie Lattimore, of record at Book 3863, Page 952, said Register's Office.

This is improved property, known as 2205 Gains Street, Nashville, Tennessee 37207.

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, his heirs and assigns forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to conveyit and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our signatures this date: 12/2/09.

Freddie Mai Osborne
Freddie Mai Osborne

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Freddie Mai Osborne, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 12/2/09.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 8/23/2011

STATE OF TENNESSEE)
COUNTY OF Davidson)

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is $14,000.00.

Affiant

Sworn to and subscribed before me this date: 12/2/09.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 8/23/2011