WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

(Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of March, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20090225

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LaGina G. Osborne	Primelending, a Plains Capital Company	082.07-0-475.00
506 Arrington Street	18111 Preston Road, Suite 900	
Nashville, TN 37207	Dallas, TX 75252	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sara Ann Walden,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **LaGina G. Osborne, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

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

BEING A PART OF LOT 1 ON THE MAP OF SARAH HART HOMESTEAD TRACT, NOT OF RECORD, BUT SHOWN ON A PLAN OF RECORD IN BOOK 57, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING A PART OF A LOT SHOWN ON A SURVEY OF PART OF SAID LOT 1 MADE BY S. M. MCMURRAY, OF RECORD IN BOOK 421, PAGE 8, SAID R.O.D.C. AND BEING FURTHER DESCRIBED AS LOT 8 ON A UNREGISTERED COPY OF A SUBDIVISION OF SAID LOT 1, MADE BY T. D. SANFORD, SEPTEMBER 27, 1949, AS FOLLOWS: SAID LOT 8 FRONTS 43 FT. ON THE SOUTH SIDE OF ARRINGTON STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 129 FT. EAST OF THE EASTERLY MARGIN OF NORTH FIFTH STREET, 120.00 TO A DEAD LINE

Being the same property conveyed to Sara Ann Walden, unmarried from Troy Shafer, unmarried by Warranty Deed dated November 9, 2007 and recorded November 14, 2007 in Instrument #20071114-0133503, Register's Office for Davidson County, Tennessee.

Address being known as: 506 Arrington Street, Nashville, TN 37207

( ) unimproved
This is (X) improved property know as 506 Arrington Street, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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/our hand(s) this 30th day of March, 2010

Sara Ann Walden

BILL GARRETT, Davidson County
Trans:T20100019451 DEEDWARR
Recvd: 04/05/10 12:39 1 pgs
Fees:13.00 Taxes:255.30
20100405-0025050

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Sara Ann Walden , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 30th day of March, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY