(1)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2010.

Notary Public

My commission expires:
11-4-13

CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

BILL GARRETT, Davidson County
Trans:T20100023207 DEEDWARR
Recvd: 04/20/10 08:34 2 pgs
Fees:13.00 Taxes:540.20
20100420-0029551

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew J. Visser **Sarah K. Visser**	**First Tennessee Bank**	95-1-20.00
206 Donelson Hills Drive	**1 Mortgage Way**	
Nashville, TN 37214	**Mt. Laurel, NJ 08054**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margerie Osborne fka Margerie B Flynt and husband Charles Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Visser and wife Sarah K. Visser

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 68, MAP OF DONELSON HILLS Subdivision, as shown on plat of record in Plat Book 2331, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margerie B. Flynt, unmarried by Warranty Deed from Imre Mercsak and Liubita Mercsak, husband and wife, recorded on the 13th day of November, 2002 in Instrument No. 20021113-0140771, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2331, Page 22, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 206 Donelson Hills Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 15th day of April, 2010.

Margerie Osborne fka Margerie B. Flynt
Margerie Osborne fka Margerie B Flynt

Charles Osborne
Charles Osborne

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Margerie Osborne and Charles Osborne, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2010.

Notary Public

My Commission Expires: 9/9/2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011