03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $51,000.00

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2012.

Diane K. Mann
Notary Public
My commission expires:

03-1112-37465

Address of New Owner:	Send Tax Bills to:	Tax Information
Archie Raines 2401 Dennywood Dr. Nashville TN 37214	New Owner	084-11-0-215.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carla J. Osborne and husband, Sam Osborne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Archie Raines and David Sharifi, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a tract of land in Davidson County, Tennessee, being the north part of Lot No. 163, on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for said County, and further described as follows, to-wit:

Beginning at a point in the South margin of Dennywood Drive at the corner of Lots Nos. 163 and 164; thence with the line between said lots, Southerly 119.83 feet to a point which is 10.17 feet North of the corner of Lots Nos. 162, 163 and 164; thence Northwesterly parallel to the line between Lots 163 and 162 and 10 feet North of the same, 136 feet more or less to the east margin of Smithwood Drive; thence Northerly with the margin of said drive 118.8 feet to the beginning of the curve; thence with the margin of the same Southeasterly 120 feet to the point of beginning.

Being the same property conveyed to Carla J. Ryman by deed from Carla J. Ryman and James K. Bauman, Jr., Co-Executors of the Estate of Monica K. Bauman, dated March 11, 1998, recorded March 24, 1998, in Book 10850, Page 765, Register's office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael K. Ryman and Carla J. Ryman, husband and wife, by deed from Michael K. Ryman and Carla J. Ryman, husband and wife, dated December 21, 2001, recorded January 31, 2002 in Instrument 20020131-0013808, Register's office for Davidson County, Tennessee.

Further, being the same property conveyed to Carla J. Ryman by deed from Michael K. Ryman, Sr., dated May 26, 2004, recorded May 26, 2004 in Instrument 20040526-0062212, Register's office for Davidson County, Tennessee, pursuant to Final Decree of Divorce filed May 26, 2004, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 04D-715.

Further, being the same property conveyed to Carla J. Osborne and husband, Sam Osborne by deed from Carla J. Ryman, n/k/a Carla J. Osborne, dated August 18, 2005, recorded September 1, 2005 in Instrument No. 20050901-0104980, Register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20120033569 DEEDWARR
Recvd: 05/07/12 14:27 2 pgs
Fees:13.00 Taxes:188.70
20120507-0039344

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of May, 2012.

Carla J. Osborne

Sam Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carla J. Osborne and Sam Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of May, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13