BILL GARRETT, Davidson County
Trans:T20120090880 DEEDWARR
Recvd: 11/29/12 10:34 2 pgs
Fees:13.00 Taxes:665.63
20121129-0109559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$179,900.00** (One Hundred Seventy Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 2nd day of October, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Carrie Sue McDowell and Eunesse Y. Anderson 364 View Ridge Drive Goodlettsville, TN 37072	Wells Fargo Home Mortgage P.O. Box 11758 Newark, NJ 071014758	010-00-0-053.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **BARBARA LYNN OSBORN, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CARRIE SUE MCDOWELL, unmarried AND EUNESSE Y. ANDERSON, unmarried,** 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 TO WIT:

Land in Davidson County, Tennessee, being Lot Nos. 30 and 31 on the Plan of Ridgeview Estates, Section One, of record in Plat Book 5200, Page 356, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terri Lynn Little and Barbara Lynn Osborn by Warranty Deed from Mary Laverne Smith, of record in Book 9226, page 624, Register's Office for Davidson County, Tennessee and Being the same property conveyed to Barbara Lynn Osborn, a single person by Quitclaim Deed from Terri Lynn Little and Barbara Lynn Osborn, of record in Instrument No. 20020717-0086078, Register's Office for Davidson County, Tennessee.

Donna Jean Ruggles executes this instrument as Attorney-in-Fact on behalf of Barbara Lynn Osborn, pursuant to the Power of Attorney recorded in Instrument Number 20121129-0109558 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **364 VIEW RIDGE DRIVE** **GOODLETTSVILLE,TN37072**

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 22nd day of October, 2012

BARBARA LYNN OSBORN

BARBARA LYNN OSBORN

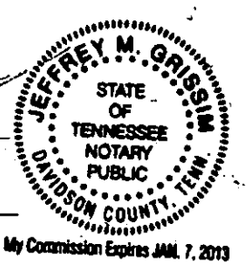
BY: _____ AIF

DONNA JEAN RUGGLES, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of October, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donna Jean Ruggles**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Barbara Lynn Osborn**, and acknowledged that she executed that same as the free act and deed of the said **Barbara Lynn Osborn**.

WITNESS my hand and official seal this the 22nd day of October, 2012.



_____
Notary Public

Commission Expires: _____