THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4421 PAGE 372

ADDRESS OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ross Taylor, et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 96-11
3227 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Pal. 183
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------$10.00----------

----------TEN AND NO/100---------- Dollars,

Cash paid by Ross Taylor and wife, Nancy L. Taylor, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $12,800.00, secured by a deed of trust to Herschel Greer, Trustee, as of record in Book 4167, page 804, Register's Office for Davidson County, Tennessee.

We, Dennis N. Osborne and wife, Paulette Smith Osborne

have this day bargained and sold, and do hereby transfer and convey unto the said

Ross Taylor and wife, Nancy L. Taylor

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 107 on the Plan of Hickory Bend, Section I, of record in Book 3300, page 38, Register's Office for said County.

Said lot No. 107 fronts 75 feet on the south side of Lakeland Drive and extends back 162 feet, more or less, on the west line and 130 feet, more or less, on the east line, to the approximate center line of McCrory Creek, on which it measures 75 feet, more or less.

Being the same property conveyed to Dennis N. Osborne and wife, Paulette Smith Osborne, by deed from Sidney A. Smith and wife, of record in Book 4227, page 796, said Register's Office.

NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXPIRES NOV. 30, 1970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 1st day of June 19 70

Affiant: Ross Taylor

My commission expires: 11-30-70 (Affix Seal)

Notary Public: Thelma R. Williams

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ross Taylor and wife, Nancy L. Taylor

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Ross Taylor and wife, Nancy L. Taylor
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 1st day of June, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dennis N. Osborne

Paulette Smith Osborne

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Thelma R. Williams *a Notary Public in and for said County and State,* Dennis N. Osborne and wife, Paulette Smith Osborne

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 1st *day of* June *, 19* 70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ....., ...of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in ....., this ....day of ....., 19....

.....Notary Public

Commission expires .....

JUN-2?	CONV	20,000.00				
JUN-2?	S TAX		A*	52.00		
JUN-2?	PB FEE		A*	.50		
JUN-2?	W DEED		A*	3.00	*	55.50

WARRANTY DEED

FROM

DENNIS N. OSBORNE, ET UX

TO

ROSS TAYLOR, ET UX

A 79236

IDENTIF. REFERENCE

JUN 2 1 04 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE