THIS INSTRUMENT PREPARED BY EDWARD J. GROSS, 1607 Parkway Towers
Nashville, TN. 37219

WARRANTY DEED

BOOK 5423 PAGE 324

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie P. Osborne (NAME)	Fidelity Federal Savings/Loan (NAME)	Map 80-7
3321 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 119
Nashville, TN. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) Ten and no/100 Dollars,

and other good and valuable consideration

James R. Osborne has

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

Annie P. Osborne, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot no. 456 in the 13th Civil District of said County, on the Plan of Bordeaux Hills Subdivision, Section 9, as of record in Book 4175, page 116, Registra's Office for said County, to which plan reference is here for a more complete description to be made.

Being the same property conveyed to James R. Osborne from Randall Phillips Builders, Inc. by warranty deed of record in Book 4516, Page 794, Registers Office of Davidson County.

This conveyance is made subject to restrictions of record in Book 4397, page 742, Section 8, and Book 4405, Section 9, Register's Office for Davidson County, Tennessee; and easements, setback lines, conditions of owner's certificate of record in Book 4175, page 11 & Book 4175, Page 116, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,850.00

Affiant

Subscribed and sworn to before me, this the 17th day of April 19 79

Notary Public

My commission Expires: 4-10-82 (Affix Seal)

This property is not improved (X) improved, known as 3321 Cocoa Drive, Nashville, Tenn. 37219
(House Number) (Street) P. O. Address: (City or Town)

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

Annie P. Osborne, her

(successors),

heirs and assigns forever. a covenant that she lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

She further covenant and bind her heirs and representatives, to warrant and forever defend the title to said real estate to said Annie P. Osborne, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 17th day of April 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Osborne

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Reba B. McMahon, a Notary Public in and for said County and State, James R. Osborne

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

Witness my hand and official seal at Nashville, Tennessee this 19 day of April, 1979.

Reba B. McMahon
Notary Public

Commission expires 4-25-81

REBA B. McMAHON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

7770 PAID APR.19[illegible] CHECK

WARRANTY DEED

FROM James R. Osborne

TO Annie P. Osborne

F. 2 4 9 4 4

IDENTIF. REFERENCE

APR 19 11 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16850.00- CO	
			43.68 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	48.18-
7078A	04/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 4 9 4 4

IDENTIF. REFERENCE

APR 19 11 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678392