ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
FRANK OSTER and WAYNE WILLIAMS	~~SAME~~ Home Federal	162-1-102 thru 113
627 (NAME) SEROND AVE SOUTH ~~1451 Elm Hill Pike, Suite 302~~	(NAME) 4th AVE North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210	Nashville TN 37201	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5717 PAGE 806

For and in consideration of the sum of Ten and no/100---------- ($10.00) ---------- DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of that certain indebtedness secured by a Deed of Trust to Attorneys Title Company, Inc., Trustee, of record in Book 4748, page 207, said Register's Office, dated September 19, 1973, to secure to Home Federal Savings and Loan Association, an indebtedness in the amount of $139,200.00, and any other sums which may be and become payable under the terms thereof, (applies to Lots 20, 21, 22, 23 and 24); and, the assumption of that certain indebtedness secured by a Deed of Trust to Attorneys Title Company, Inc., Trustee, of record in Book 4748, page 203, said Register's Office, dated September 19, 1973, to secure to Home Federal Savings and Loan Association, an indebtedness in the amount of $140,000.00, and any other sums which may be and become payable under the terms thereof, (applies to Lots 15, 16, 17, 18 and 19),

WE, JAMES E. CARY and wife, PATRICIA S. CARY,

have bargained and sold, and by these presents do transfer and convey unto the said FRANK OSTER and WAYNE WILLIAMS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 20, 21, 22, 23, 24 on the Plan of Tusculum Gardens, Section I, of record in Plat Book 4660, page 35, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

CONTINUED... (See attached sheet)

unimproved ( )
This is improved (X) property, known as Lots 15 - 24, Garden View Court (House Number) (Street)
Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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 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 GRANTEES, 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 our hands this 24th day of February, 1981.

X James E. Cary
JAMES E. CARY

X Patricia S. Cary
PATRICIA S. CARY

INSTRUMENT PREPARED BY:
Thomas S. Nelms, III
Attorney at Law
Suite 1720, Parkway Towers
Nashville, Tennessee 37219

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. CARY and wife, PATRICIA S. CARY,

the 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, this 24th day of February, 19 81.

My commission expires April 22, 1984 Notary Public Christine Jewett

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $63,500.00 plus assumption of the current balance of the mortgages in the sums of $128,093.48 and $127,388.12. This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank D. Oster

Sworn to and subscribed before me this 4th day of March, 1981.

My commission expires Oct 21, 1984 Notary Public W. Bryan Brooks

This instrument was prepared by:	
Thomas S. Nelms, III, Attorney at Law, Suite 1720, Parkway Towers, Nashville, Tennessee	
Name	Address 37219

WARRANTY DEED

FROM

JAMES E. CARY
and wife,
PATRICIA S. CARY

TO

FRANK OSTER
and
WAYNE WILLIAMS

G 31945

IDENTIF. REFERENCE

MAR 5 11 44 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

03/05 838.90

3156

Land in Davidson County, Tennessee, being 5 tracts or parcels of land more particularly described as follows:

TRACT NO. 1
LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Tusculum Gardens, of record in Plan Book 4660, page 35, Register's Office for Davidson County, Tennessee, and described more fully as follows:

SAID Lot No. 15 fronts 58 feet on the southerly margin of Garden View Court, and extends back 188.2 feet on the westerly line and 225.3 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 42.35 feet thereon.

TRACT NO. 2
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tusculum Gardens, of record in Plat Book 4660, page 35, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 16 fronts 66.38 feet on the southerly margin of Garden View Court and extends back 160.4 feet along the westerly line and 188.2 feet along the easterly line to a dead line, measuring 104.49 feet thereon.

TRACT NO. 3
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tusculum Gardens, of record in Plan Book 4660, page 35, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 17 fronts 75.99 feet on the southerly margin of Garden View Court and extends back 123.8 feet along the westerly line and 160.4 feet along the easterly line to a dead line, measuring 89.65 feet thereon.

TRACT NO. 4
Land in Davidson County, Tennessee, being Lot No. 18 on Tusculum Gardens, of record in Plan Book 4660, page 35, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 18 fronts 43.20 feet on the southwesterly terminus of Garden View Court and extends back 120 feet along the northerly line and 123.8 feet along the easterly line to a dead line in the rear, said dead line being a broken line, measuring 162.75 feet thereon.

TRACT NO. 5
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tusculum Gardens, of record in Plan Book 4660, page 35, Register's Office for Davidson County, Tennessee and described as follows:

SAID Lot No. 19 fronts 49.75 feet on the westerly terminus of Garden View Court and extends back 197.3 feet along the northeasterly line and 120 feet along the southerly line to a dead line in the rear, measuring 207.50 feet thereon.

BEING the same property conveyed to James E. Cary, by deed from MLS Enterprises, Inc., (formerly MLS Commodities Corp.) of record in Book 5570, page 383, Register's Office for Davidson County, Tennessee.

This property is subject to the restrictive covenants contained in instrument of record in Book 4709, page 48, Register's Office for Davidson County, Tennessee; and, that certain Plan of record in Book 4660, page 35, said Register's Office, shows an Owners Certificate, copy attached, certain setback lines and easements, to which Plan reference is here made for the location and dimensions.

Please Return Deed by mail to
FRANK D. Oster
627 Second Ave South
Nashville TN 37210.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5717 PAGE 809

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

318981.60- CO
829.40 CO TX
.50 PRFEE
9.00 WDEED
CHECK 838.90-
3156A03/05/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 9 4 5

IDENTIF. REFERENCE

MAR 5 11 44 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809927