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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

John E. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1981

Richard P. Baltz
Notary Public

MY COMMISSION EXPIRES: January 28, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard P. Baltz, Attorney, St. Cloud Corner, 500 Church St., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Osborne (NAME)	John E. Osborne (NAME)	95-8
238 Ridgeway Drive (STREET ADDRESS OR ROUTE NUMBER)	238 Ridgeway Drive (STREET ADDRESS)	8
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	

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, ~~WE~~, I, MRS. BIRDIE D. KEEL (WILLIAM A. KEEL, SR. - DECEASED)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY E. OSBORNE and wife, MITZI M. OSBORNE, and JOHN E. OSBORNE

HEREINAFTER CALLED THE GRANTEES, 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 No. 128 on the Map of Eva-Mor Height's Section II, of record in Book 1835, page 30, Register's Office for said County.

Said Lot No. 128 fronts 110 feet on the northwest side of Ridgeway Drive and runs back between lines 153.79 feet on the southwest side and 166.31 feet on the northeast line to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to William A. Keel, and wife, Birdie D. Keel, by deed from Howard E. Anderson, and wife, Mary Elizabeth Anderson, of record in Book 3098, page 279, said Register's Office.

unimproved ( )
This is improved (X) property, known as 238 Ridgeway Drive, Nashville, Tennessee, 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 15th day of April, 19 81

William A. Keel, Jr.

For Mrs. Birdie D. Keel

District of Columbia
STATE OF TENNESSEE
~~Davidson~~ County
City of Washington

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Personally appeared before me, DONNA E. Wood, a Notary Public in and for said County and State, the within named WILLIAM A. KEEL, JR. for MRS. BIRDIE D. KEEL

the 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 Washington District of Columbia, ~~Tennessee~~, this 15th day of April 19 81

Commission expires January 1, 1982

Donna E. Wood
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

MRS. BIRDIE KEEL by

WILLIAM A. KEEL, JR.

TO

TIMOTHY E. OSBORNE, and wife,

MITZI M. OSBORNE, and JOHN E.

OSBORNE

G. 3. 8. 2. 2. 6

IDENTIF. REFERENCE

APR 21 10 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5735 PAGE 465

FOR

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
			34011.00- CO	
			81.40 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	94.90-
1255	A	04/21/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 3. 8. 2. 2. 6

IDENTIF. REFERENCE

APR 21 10 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817707