FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,512.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 81.

Notary Public

MY COMMISSION EXPIRES: July 14 84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney, 529 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Osteen Jr. Etux (NAME)	Mercantile Mortgage Co. (NAME)	103-4
4528 BEACON DR. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	438
NASHVILLE TN. 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo. 63178 (CITY) (STATE) (ZIP)	25W2833

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, Michael H. Canon and John F. Canon d/b/a Angel Enterprises, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Osteen Jr. and wife Beth J. Osteen

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:

Being Lot No. 2 on the Plan of the re-subdivision of Lots 501 and 503 of Charlotte Park First Addition, of record in Book 4885, page 22, said Register's Office.

Beginning at a point in the northerly margin of Wyoming Avenue, said point being the southwest corner of Lot No. 2 and the southeast corner of Lot No.1 on said Plan; thence with the northerly margin of Wyoming Avenue North 84° 30' east 47.00 feet to a point; thence with a curve to the left having a radius of 25 feet a distance of 39.27 feet to a point in the westerly margin of 46th Avenue North; thence with the westerly margin of 46th Avenue North 5° 30' West 105.00 feet to a point; thence with a curve to the left having a radius of 20 feet, a distance of 31.42 feet to a point in the southerly margin of a 20 foot alley; thence with the southerly margin of said 20 foot alley south 84° 30' west 52.00 feet to a point; thence south 5° 30' east 150.00 feet to the point of beginning.

Being the same property conveyed to Michael H. Canon and John F. Canon, d/b/a Angel Enterprises, by deed from M. Terry Burkhalter and wife Peggy C. Burkhalter of record in Book 5464, page 438, Register's office for Davidson County, Tennessee. (Power of Attorney of Michael Canon of record in Book 5632, page 108 R.O.D. C. Tennessee.)

This conveyance is made subject to a Deed of Trust executed by M. Terry Burkhalter and wife Peggy C. Burkhalter to James R. Bellar, Trustee, of record in Book 5394, page 943, Register's office for Davidson County, Tenn. All sums of money held in estrow, and including the prepaid insurance coverage now in force is herewith transferred to buyers.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS PROPERTY IS NOT THE RESIDENCE OF EITHER OF THE SELLERS.

This is { unimproved ( ) / improved (X) } property, known as 203 46th Ave. N. (House Number) (Street) Nashville, Tenn. (P. O. Address) (City or Town) 37209 (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 OUR hands this 28th day of APRIL, 19 81

Michael H. Canon

John F. Canon

Peggy C. Burkhalter Power of Attorney

For Michael H. Canon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael H. Canon John F. Canon

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, Tennessee, this 28th day of April 19[illegible]

Commission expires July 14-84

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 Michael H. Canon etal

TO James F. Osteen etux

G 4 8 4 3 1 RUSH

IDENTIF. REFERENCE

JUN 29 11 21 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 81.

Deputy Register

3003

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			41512.50- CO	
			107.50 CO TX	
			.50 PRFEE	
			.00 WDEED	
			CHECK	114.40-
36	3A	06/29/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 4 3 1

IDENTIF. REFERENCE

Jun 29 11 21 AM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 829901