WARRANTY DEED

BOOK 5819 PAGE 356

5824

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Osborne	The Kissell Company	72-11
(NAME) 4317 WEST HAMILTON	(NAME) 30 Warder Street	107
(STREET ADDRESS OR ROUTE NUMBER) NASHV. TENN. 37218	(STREET ADDRESS) Springfield, OH 45501	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)---------- Dollars,

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantee of the balance of an indebtedness to The Kissell Company secured by a Deed of Trust of record in Book 5719, page 730, Register's Office for Davidson County, Tennessee.

I, James Edward Buchanan, Jr., unmarried

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

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

Being Lot No. 6 and the northerly 5 feet of Lot No. 7 on the Plan of J. R. Henderson Subdivision, not of record, described according to a survey by John Kohl, dated March 3, 1981, as follows:

Said Lot fronts 55 feet on westerly margin of Branch Street and runs back between parallel lines measuring 213.6 feet to a dead line in the rear, measuring 55 feet.

Being the same property conveyed to James Edward Buchanan, Jr. by deed from Rick C. Tanley and wife, Carol Tanley of record in Book 5719, page 727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a ten foot Temp. Construction easement and a twenty foot Sewer and/or Storm Drainage easement across the front of said lot, of record in Book 4215, page 109, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,887.34

Subscribed, and sworn to before me, this the 12TH day of November, 19 81

My commission expires 2-5-85 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as 2435 Branch Street, Nashville, TN
(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 Jimmy Osborne

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

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Jimmy Osborne

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

Witness my hand this 12TH day of November, 19 81 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Edward Buchanan Jr.
JAMES EDWARD BUCHANAN, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James Edward Buchanan, Jr. *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* 12th *day of* Nashville, *19* 81

M. Norris Jenkins *Notary Public*

Commission expires 2-5-85

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 .....

WARRANTY DEED

FROM

JAMES EDWARD BUCHANAN, JR.

TO

JIMMY OSBORNE

G 68250

RUSH

IDENTIF. T REFERENCE

Nov 16 11 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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

19667.34- CO
51.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 58.24-
830 A 11/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 68250

IDENTIF. REFERENCE

Nov 16 11 48 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 853403