Cyril V. Fraser, Attorney
707 Nashville City Bank Bldg.
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MALCOLM M. OSBORNE, ET AL (NAME)	Same (NAME)	44-15
1105 Jones Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 371 Jw
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	BOOK 5948 PAGE 961

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,

We, J. C. KELLY and J. ROY KELLY,

have bargained and sold, and by these presents do transfer and convey unto the said MALCOLM M. OSBORNE and WILLIE A. OSBORNE

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. 102 of Section "B" on the Plan of the Village of Old Hickory as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 102 fronts 111.8 feet on the Easterly side of Jones Street and runs back between parallel lines 87.5 feet to a dead line.

Being the same real property conveyed to Fortson Kelly and wife, Lillian S. Kelly by deed from Eugene E. Davis and wife, Lucille W. Davis, dated June 4, 1959, filed June 15, 1959 and recorded in Deed Book 2910, page 455, Register's Office for Davidson County, Tennessee.

J. Roy Kelly and J. C. Kelly, Grantors herein, are the only heirs-at-law of their parents, Fortson Kelly and Lillian S. Kelly. Fortson Kelly died, a resident of Davidson County, Tennessee, on November 30, 1969. Lillian S. Kelly died, a resident of Davidson County, Tennessee, on August 25, 1982.

Spouses of the Grantors join in this conveyance to convey any right, title or interest they may have in the property by virtue of marital status.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 12th day of October, 1982.

Notary Public

My commission expires: 7/31/85 (Affix Seal)

Affiant

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unimproved ( )
This is improved (XX) property, known as 1105 Jones Street, Old Hickory, TN 37138
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Malcolm M. Osborne and Willie A. Osborne, their *heirs and assigns, forever.*

And we *do covenant with the said* Malcolm M. Osborne and Willie A. Osborne *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.,* except for taxes for 1982, which are prorated and assumed by the Buyers.

And we, J. C. Kelly and J. Roy Kelly *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Malcolm M. Osborne and Willie A. Osborne *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* October, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. C. Kelly
J. C. Kelly

Phyllis F. Kelly
Phyllis F. Kelly

J. Roy Kelly
J. Roy Kelly

Mary Belle Kelly
Mary Belle Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elaine Zyglar, a Notary Public in and for said County and State, the within named

J. C. Kelly and wife, Phyllis F. Kelly BOOK 5948 PAGE 963

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 Chattanooga, Tennessee, this 7 day of Oct, 1982.

Elaine Zyglar, Notary Public.

Commission Expires 6-22-85

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, Alyce T. Jones, a Notary Public in and for said County and State, the within named

J. Roy Kelly and wife, Mary Belle Kelly

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 Dover, Del., this 1st day of October, 1982.

NOTARY PUBLIC
My Commission Expires July 21, 1984

Alyce T. Jones, Notary Public.

Commission Expires

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

H 1 3 5 1 2

WARRANTY DEED

FROM

J. C. KELLY and J. ROY KELLY

Mail TO

MALCOLM M. OSBORNE and WILLIE A. OSBORNE

409 Laurens Lane
Old Hickory, Tn
37138

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

3507

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H 12213

IDENTIFICATION REFERENCE

OCT 12 11 06 AM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4600.00-	CO
			117.00	CO TX
			.50	PRFEE
			12.00	MOELO
			CHECK	129.50-
			350/A10/12/82	91L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 2 2 1 3

IDENTIFICATION REFERENCE

OCT 12 11 06 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904210