WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy T. Osborne	Same	
(NAME)	(NAME)	M-105-3
4317 West Hamilton Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P-275
Nashville, TN 37218		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

02/28 62.40 CHECK

BOOK 6012 PAGE 683

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 T. H. Womack, Jr. of record in Book 5605, page 873, Register's Office for Davidson County, Tennessee.

I, Clara Meeks Bryant, Executrix of the estate of Henry C. Bryant

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

Jimmy T. Osborne, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 30 on the plan of John Nelson's Addition, as of record in Book 2, page 182, Register's Office for said County, and part of Lot No. 10 on the plan of James W. Hamilton's Subdivision of lots Nos. 31, 32, etc. in said Nelson's Addition as of record in Plan Book 1, page 101, Chancery Court at Nashville, described together as follows:
BEGINNING at the Northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue, thence with the westerly margin of Second Avenue South, Northwardly 96 ft., more or less, to the Southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J. U. G. Rich and wife, of record in Book 742, page 277, said Register's Office; thence with said Taylor's southerly line, westwardly 127 ft. more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 ft., more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 151 ft., more or less, to the beginning.
BEING the same property conveyed to Henry C. Bryant by deed from T. H. Womack, Jr. and wife, Marie B. Womack of record in Book 5605, page 873, Register's Office for Davidson County, Tennessee, the said Henry C. Bryant having since died on January 27, 1982, and Clara Meeks Bryant having been appointed Executrix under the Last Will and Testament of Henry C. Bryant on December 21, 1982, Probate Docket No. 72508.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 25th day of February, 19 83

My commission expires: 10-20-85 (Affix Seal)

Affiant Jimmy T. Osborne

Notary Public Phyllis Keenan

This is unimproved ( ) improved ( ) property, known as 1267-1269 Second Avenue South, 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 T. 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 T. Osborne, his

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

Witness my *hand this* 25th *day of* February, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara Meeks Bryant
CLARA MEEKS BRYANT, Executrix of the estate of Henry C. Bryant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clara Meeks Bryant, Executrix of the estate of Henry C. Bryant. the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 25th day of February, 19 83.

Phyllis Keenan
Notary Public

My Commission expires 10-20-85

BOOK 6012 PAGE 684

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
CLARA MEEKS BRYANT, Executrix
of the estate of Henry C. Bryant

TO
JIMMY T. OSBORNE

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

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
FEB 28 2 44 PM '83

IDENTIF. REFERENCE(S)

H 3 3 1 8 3

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6012 PAGE 685

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
			21500.00- CO	
			55.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	62.40-
9779A02/28/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3318 3

IDENTIF. REFERENCE

FEB 28 2 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931853