This instrument was prepared by Kenneth M. Ballew, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRES NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael L. Bixenman et ux	same	54-14-81
(NAME) 409 LOUVIER'S LN.	(NAME)	4D-27793
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY TN 37138	(STREET ADDRESS) BOOK 6053 PAGE 70	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ---------- ($10.00) *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, MALCOLM M. OSBORNE AND WIFE, WILLIE A. OSBORNE,

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL L. BIXENMAN AND WIFE, PAMELA BIXENMAN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Brandywine Farms, Section 14, as of record in Book 4660, page 112, Register's Office for said County.

Said Lot No. 246 fronts 100.0 feet on the northerly side of Louviers Lane and extends back 148.8 feet on the easterly line and 379.3 feet on the westerly line, which is a broken line, to a line in the rear on which it measures 363.7 feet.

Being the same property conveyed to Malcolm M. Osborne and wife, Willie A. Osborne, by deed from Robert J. Costanza and wife, Sherry Costanza, of record in Book 4909,page 968, Registers Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 117,000.00

Subscribed and sworn to before me, this the 11th day of APRIL 19 83

Affiant Mike Bixenman

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

Notary Public

This is unimproved ( ) improved (XX) property, known as 409 Louviers Lane, Old Hickory, TN 37138 (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 Michael L. Bixenman and wife, Pamela Bixenman, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael L. Bixenman and wife, Pamela Bixenman, their *(successors), heirs and assigns, against the lawful claims of all persons*

Witness our *hand* s *this* 11th *day of* APRIL, 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.*

Malcolm M. Osborne

Malcolm M. Osborne

Willie A. Osborne

Willie A. Osborne

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Michael M. Osborne and wife, Willie A. Osborne,

*the within named 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 Tennessee
this 11th *day of* April, *19* 83

Commission expires 10-20-85 *Notary Public*

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

MALCOLM M. OSBORNE ET UX

TO

MICHAEL L. BIXENMAN ET UX

RUSH

IDENTIF. REFERENCE

MAY 9 9 31 AM '83

FELICE ALLISON II REGISTER
DAVIDSON COUNTY, TN

H 49537

Compliments of

Madison Title Company

333 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

G-20137

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6053 PAGE 72

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

5915 05/05/83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 3 7.

H 4

IDEN[illegible] T. REFERENCE

MAY 9 31 AM '83

REGISTER
DAVIDSON COUNTY, TN

No. 947453