#2471

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6054 PAGE 5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. James F. Osteen (NAME)	new owner (NAME)	103-8
4528 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	281
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	25W-7372

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, ROBERT L. CHICKEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. OSTEEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of the Resubdivision of Lots 1 and 2, Westlawn Subdivision, as of record in Plat Book 5190, page 258, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert L. Chickey, by deed from Investment Planning & Management Corporation, Trustee, with full power to convey, of record in Book 5341, page 574, said Register's Office.

Gail G. Chickey, wife of Robert L. Chickey, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; (2) Declaration of easement of record in Book 6031 , page 223 ; (3) All matters appearing on the Plan of record in Plat Book 5190, page 258; and (4) Agreement to maintain of record in Book 5407, page 389, said Register's Office.

unimproved (XX
This is improved ( ) property, known as Lot 3, Resubdivision of Lots 1 and 2, Westlawn Subdivision

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 83.

Robert L. Chickey
ROBERT L. CHICKEY

Gail G. Chickey
GAIL G. CHICKEY

BOOK 6054 PAGE 6

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. CHICKEY and wife, Gail G. Chickey

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 31st day of March, 1983.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIF. REFERENCE

MAY 10 12 14 PM '83
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

H 48896

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,725.00

James F. Ostein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1983.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROBERT L. CHICKEY and wife

GALL G. CHICKEY

TO JAMES F. OSTEEN

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6054 PAGE 7

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
			2726.00- CO	
			7.62 CO TX	
			.50 PRFE	
			6.00 MISC	
			CHECK	13.62-
			6377A05/10/83 DEL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED
MAY 10 12 14 PM '83
FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

M 4 6 8 9 5

No. 947903