INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William A. Osborne 1209 Silverleaf Court Nashville, TN. 37221	First American National Bank of Nashville First American Center, Real Estate Group Nashville, TN 37237	141-15-C-6 9D-77331

BOOK 6407 PAGE 536

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLEN EARPS BUILDERS, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM A. OSBORNE and wife, CYNTHIA G. OSBORNE

hereinafter called the Grantee, Grantee's 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. 204 on the plan of Phase 8, Rolling River Estates, of record in Book 5800, page 148, Register's Office for said County.

SAID Lot No. 204 fronts 38.76 feet on the northerly margin of Silverleaf Court and extends back 196.38 feet on the easterly line and 111.87 feet on the westerly line to a dead line in the rear, measuring 194.92 feet thereon.

BEING part of the same property conveyed to Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings and Loan Association, Successor by merger to Home Federal Savings and Loan Association of Nashville, of record in Book 6311, page 68, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689, and made applicable in Book 6001, page 401, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (XX) improved property, known as 1209 Silverleaf Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of October, 1984.

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps
Allen Earps, President

RECEIVED FOR RECORD
OCT 19 11 12 AM 1984
REGISTER'S OFFICE
CROSS REFERENCE
15478 C

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of October, 1984.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $91,900.00.

Cynthia G. Osborne
Affiant

Subscribed and sworn to before me, this the 18th day of October, 1984.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:

ALLEN EARPS BUILDERS, INC.

to:

WILLIAM A. OSBORNE AND
WIFE, CYNTHIA G. OSBORNE

RETURN TO: JCB
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6407 PAGE 598

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

91900.00- CAMT.
238.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 245.44-
0240A10/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157816

IDENTIF. REFERENCE

Oct 19 11 12 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0078497