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

ADDRESS NEW OWNER:

Jimmy T. Osborne
4317 West Hamilton Road
Nashville, TN 37218

SEND TAX BILLS TO: BOB

Same

MAP-PARCEL NUMBERS:

81-15
10
2W-36610

WARRANTY DEED

BOOK 6431 PAGE 685

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, Mrs. May Dell Carney, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jimmy T. Osborne, unmarried,

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. 132 on the plan of S. A. Champion's Subdivision of Lots Nos. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252 inclusive, in the Harding Plan as Registered in Book 21, page 80, Register's Office for Davidson County, Tennessee, of record in Book 161, page 132, Register's Office for said County.

SAID Lot No. 132 fronts 50 feet on the easterly margin of 23rd Avenue North and extends back between parallel lines 150 feet with the northerly margin of Formosa Street, formerly Harding Street, to an alley.

BEING the same property conveyed to Mrs. May Dell Carney by Installment Deed from N. S. Holiday and R. H. Harris, Partners, d/b/a H.G.H. Group, of record in Book 4179, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1600 23rd Avenue North, Nashville, Tennessee 37208.

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 20th day of November, 1984.

Mrs. May Dell Carney
Mrs. May Dell Carney

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 19 84, before me personally appeared Mrs. May Dell Carney, _____, 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 She executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE STATE

STATE OF TENN.
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6431 PAGE 686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 39,500.00.

Jimmy T. Osborne
Affiant

Subscribed and sworn to before me, this the 20th day of November, 1984.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

Nov 26 8 57 AM '84

REGISTER DAVIDSON COUNTY, TN

16524.7

WARRANTY DEED

from:
MRS. MAY DELL CARNEY

to:
JIMMY T. OSBORNE

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

dp

THIS INSTRUMENT PREPARED BY: PERCY WILKINS JR. and CHRISTY WILKINS IVEY, Attorneys

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6431 PAGE 687

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
			39500.00- CAMT.	
			102.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 109.20-	
			9253A11/26/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 2 4 7.

IDENTIF. REFERENCE

Nov 26 8 57 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0087229