FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, A.D., 85

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

BOOK 6500 PAGE 788

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. OSBORN et ux (NAME)	S A M E (NAME)	81-15-320
4801 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W 660
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, GLADYS G. RIDLEY, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. OSBORN and wife, GLENNA K. OSBORN,

HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows:

BEING Lot No. 702 of Lot No. 32 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book No. 57, page 103, in the Register's Office for said County.

SAID Lot No. 702 fronts sixty feet on the southerly side of Nevada, formerly Third, Avenue and runs back between parallel lines and with the westerly margin of Forty-Eighth Avenue, North, formerly Seventh Street, one hundred and fifty feet to an alley.

BEING the same property conveyed to James Watson Ridley and wife, Gladys G. Ridley by Quitclaim Deed from George B. Potts, Trustee, of record in Book 4360, page 899, Register's Office for Davidson County, Tennessee. The said James Watson Ridley having since died.

This is unimproved ( ) improved (X) property, known as 4801 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 19th day of February, 19 85

GLADYS G. RIDLEY Gladys G. Ridley by

By: MARY ANNE MULLINS, Attorney-in-Fact

Mary Anne Mullins, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 6500 PAGE 789

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN
FEB 20 10 08 AM '85

T.R. 5.8.6 2.

IDENTIFICATION REFERENCE

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of February, 1985, before me personally appeared MARY ANNE MULLINS, to be known to be the person who executed the foregoing instrument in behalf of GLADYS G. RIDLEY, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said GLADYS G. RIDLEY, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of February, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

02/22/85 10:50 CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6500 PG 790
6500 790

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
4678A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 8 9 2

IDENTIF. REFERENCE

FEB 28 10 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111875