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

B0748

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:		
Neil Osheroff	Leader Federal Savings &	Part of:	18W-3428	82-16-423
911 Russell Street	Loan Association		18W-3895	82-16-159
Nashville, TN 37206	P.O. Box 2926		18W-3430	82-16-108
	Memphis, TN 38101-2926		18W-3435	82-16-109
			18W-3900	82-16-160
			18W-3910	82-16-161

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, Aeby Construction Corporation, a Tennessee Corporation BOOK 5762 PAGE 371 hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Neil Osheroff and wife. Cheryl A. Guyer 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. 2 on the plan of Section 2, Aeby Subdivision, of record in Book 6250, page 579, Register's Office for said County.

SAID Lot No. 2 fronts 64.00 feet on the northwesterly margin of Russell Street and extends back between parallel lines 170.00 feet to an alley.

BEING part of the same property to Aeby Construction Corporation, a Tennessee Corporation, by deed from Historic Edgefield, Inc., a Tennessee Corporation, of record in Book 6588, page 52, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3368, page 23, Book 4565, page 677, Book 4565, page 669, Book 5711, page 410, and Book 5711, page 415, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 911 Russell Street, Nashville, TN 37206.

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 10th day of January, 1986.

Aeby Construction Corporation

BY: Victor G. Aeby, Pres.
Victor G. Aeby, President

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

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Before me, the undersigned, of the State and County aforesaid, personally appeared Victor G. Aeby, 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 Aeby Construction Corporation, 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 him self as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of January, 1986.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
AEBY CONSTRUCTION CORPORATION

to:

NEIL OSHEROFF AND WIFE,
CHERYL A. GUYER

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 14 2 00 PM '86

IDENTIFICATION REFERENCE

6 8 7 8 0

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

RECEIVED OF _____

FOR _____

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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

56000.00- CAPT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
5782A01/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 7 8 0

IDENTIF. REFERENCE

JAN 14 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210540