Box 8
TC

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

ADDRESS NEW OWNER:
Eric Osgood
209 Bonnaoaks Drive
Hermitage, TN 37076

MORTGAGEE:
Citicorp Homeowners, Inc.

670 Mason Ridge Center Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 75-9
PARCEL 218
4D-31206

WARRANTY DEED

BOOK 6920 PAGE 303

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, Ann L. Kozy, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric Osgood and wife, Linda Wood and Richard Wood

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. 1104 on the plan of Section Nine, Hermitage Hills, of record in Book 3600, page 97, Register's Office for said County.

SAID Lot No. 1104 fronts 80.35 feet on the northeasterly margin of Bonnaoakes Drive and extends back 198.7 feet on the northwesterly line 190.0 feet on the southeasterly line to a dead line in the rear, measuring 80.63 feet thereon.

Being the same property conveyed to Ann L. Kozy by deed from A. H. Johnson and wife, Malvin Johnson of record in Book 3939, page 600, Register's Office for Davidson County, Tennessee, and pursuant to decree of record in Minute Book 93C, page 972, Fourth Circuit Court of Davidson County, Tennessee, a certified copy of said decree being recorded in Book 5338, page 50, Register's Office for said County.

The property herein conveyed is subject to restrictive covenants of record in Book 3864, page 441, said Register's Office, and to the matters set forth in the above referenced plan of record.

21485
IDENTIFICATION REFERENCE
JUL 17 10 07 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 209 Bonnaoaks Drive, Hermitage, TN 37076.

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 14th day of July, 19 86.

Ann L Kozy
Ann L. Kozy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of July, 19 86, before me personally appeared Ann L. Kozy, unmarried, 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 her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Eric Osgood
Affiant

Subscribed and sworn to before me, this the 14th day of July, 1986.

My Commission Expires: 10-12-88

_____
Notary Public

WARRANTY DEED

from:
Ann L. Kozy, unmarried

to:
Eric Osgood and wife, Linda Wood and Richard Wood

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

TN 25482

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

RECEIVED OF _____

FOR _____

BOOK 6920 PAGE 305

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
			72500.00- CAMT.	
			203.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	209.50-
8341A	07/17/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21489

IDENTIFI REFERENCE

JUL 17 10 07 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 271698