P# 5429
L# 551351-1

Box 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Osborne	Fidelity Federal Savings & Loan	161-06-200
(NAME)	(NAME)	
663 Tobylynn Drive	401 Union Street	6DU-74728
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 3721	Nashville, Tennessee 37219	
(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, James H. Baker and wife, Emily H. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Osborne and wife, Sandra B. Osborne

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 being Lot NO. 180 Huntington Park, Section 2, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts a total of 77.00 feet on the southerly lot line and runs back 151.78 feet on the westerly lot line and 150.00 feet on the easterly lot line to a line in the rear which measures 79.10 thereon.

Being the same property conveyed to James H. Baker and wie, Emily H. Baker by deed from Smithson Construction Company, Inc. as of record in Book 4540, page 879, said Register's Office.

This conveyance is subject to :

The Plan of record in Book 4175, page 108, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Tobylynn Drive, a 10 foot public utility and drainage easement on the rear lot line, a 5 foot drainage easement on the easterly lot line and a 2.5 X 25 foot anchor easement on the northeasterly corner.

Restrictions contained in instrument of record in Book 4393, page 383, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 663 Tobylynn Drive, Nashville, Tennessee 37211
(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 seised 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 their hand s this 25th day of January, 19 89

James H. Baker

James H. Baker

Emily H. Baker

Emily H. Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Baker and wife, Emily H. Baker

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 1989.

Notary Public

Commission Expires 1/23/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

301-8

0 4 2 7 7.

FILED FOR RECORD

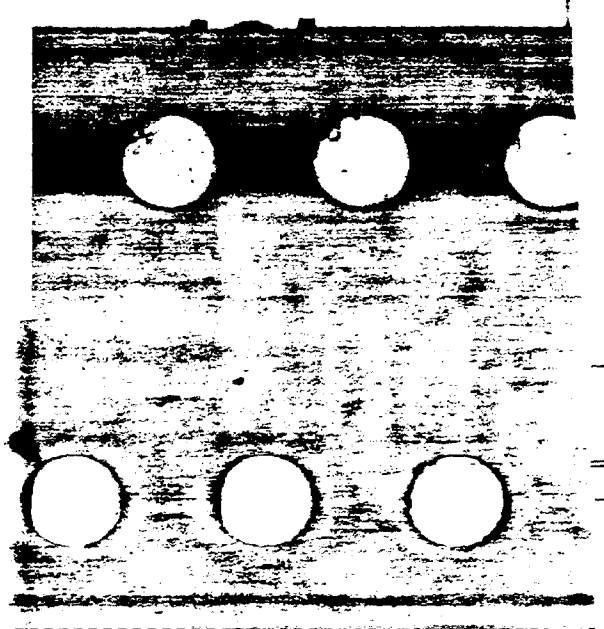
JAN 26 3 09 PM '89

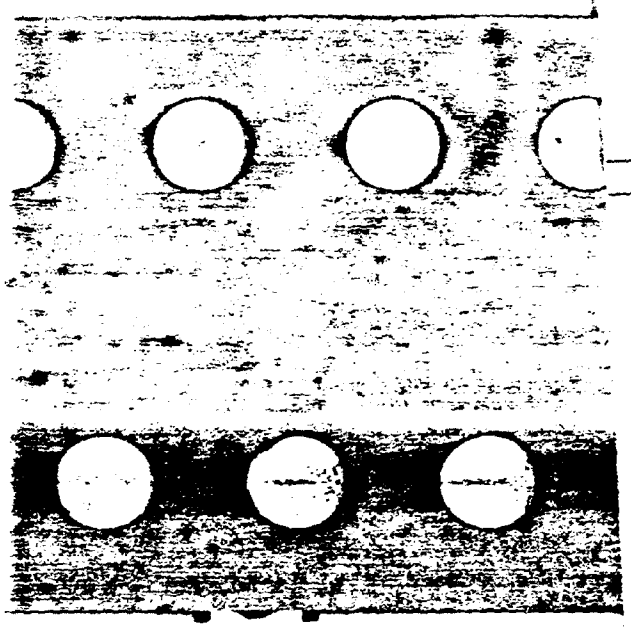
WARRANTY DEED

FROM
James H. Baker and wife, Emily H. Baker

TO
Timothy M. Osborne and wife, Candra B. Osborne

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





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

CAMT 89500.00
CON TX 295.35
PRFEE 0.50
WDEED 6.00
TOTAL 301.85
CHECK 301.85

01/26/89 01 15:13 0001 9624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427.7.

IDENTIFT REFERENCE

JAN 26 3 09 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176233