WARRANTY DEED

BOOK 7781 PAGE 584

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY M. KOSTEN	COMMERCIAL FEDERAL MORTGAGE	MAP 141-15-B
(NAME)	(NAME)	
620 River Ridge Court	2120 South 72nd Street	PARCEL 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Omaha, Nebraska 68124	FB #9D68609
(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, JAMES O. BURDICK and wife, GEORGIA C. BURDICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY M. KOSTEN, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 305 on the Plan of Rolling River Estates Phase II, as of record in Plat Book 5200, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James O. Burdick et ux, Georgia C. Burdick, by deed from Hollis L. Swafford et ux, Marilyn G. Swafford, of record in Book 6258, page 496, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4788, page 950, amended in Book 4871, page 640; (3) Covenants, Conditions and Restrictions of record in Book 4892, page 689, made applicable in Book 5214, page 933; (4) By-Laws of record in Book 4892, page 679; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 7, said Register's Office.

1049 02/28 0101 03CHECK 326.60

12235

IDENTIFICATION REFERENCE

Feb 28 12 23 PM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

unimproved (XX)
This is improved ( ) property, known as 620 River Ridge Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of February, 1989

James O. Burdick
JAMES O. BURDICK

Georgia C. Burdick
GEORGIA C. BURDICK

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. BURDICK and wife, GEORGIA C. BURDICK

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of February, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

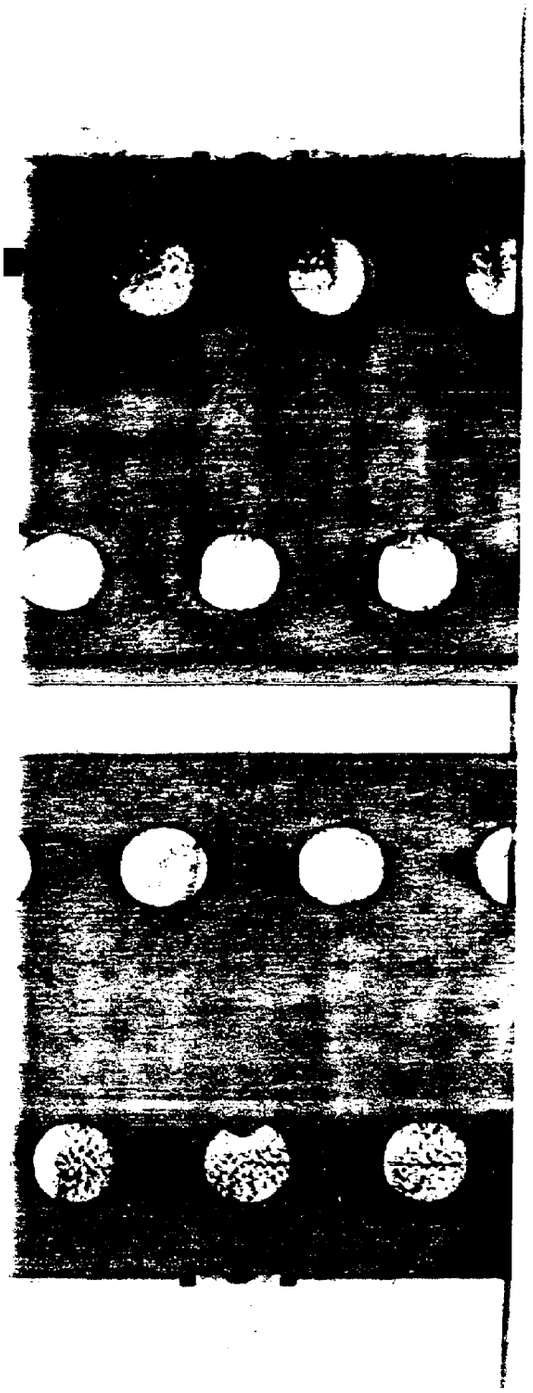
WARRANTY DEED

FROM JAMES O. BURDICK and wife, GEORGIA C. BURDICK

TO JERRY M. KOSTEN, a single person

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	97000.00
CON TX	320.10
PRFEE	0.50
WDEED	6.00
TOTAL	326.60
CHECK	326.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/38/88 01 4025 0001 1049

12235.

IDENTIFICATION REFERENCE

Feb 28 12 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185470