BOOK 7815 PAGE 378 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Janie R Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 19 89.

Tammy Woodall
Notary Public

MY COMMISSION EXPIRES: March 12, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie R. Osborne (NAME)	First Tennessee Bank National (NAME)	107-9-31
823 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	2DA53732
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (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, Quentin Russell and wife, Susan Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janie R. 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. 196 on the Map of Bel-Air Subdivision, Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 196 fronts 70 feet on the westerly side of Patricia Drive and runs back 179.5 feet on the north line and 110 feet on the south line to a dead line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Quentin Russell and wife, Susan Russell by deed from Wade B. Kerr of record in Book 7815, page 375, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2959, page 215, Book 2964, page 1, and Book 3674, page 414 said Register's Office.

This conveyance is subject to any and all existing easements of record.

24271

IDENTIFICATION

APR 12 11 30 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

5006 04/12 0101 03CHECK 166.55

This is improved (XX) unimproved ( ) property, known as 823 Patricia Drive, Nashville, TN 37217
(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 our hand s this 7th day of April, 19 89

Quentin Russell

Susan Russell

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 Quentin Russell and wife, Susan Russell

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 19 89.

Commission expires March 11, 1990

Tammy L Woodall
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

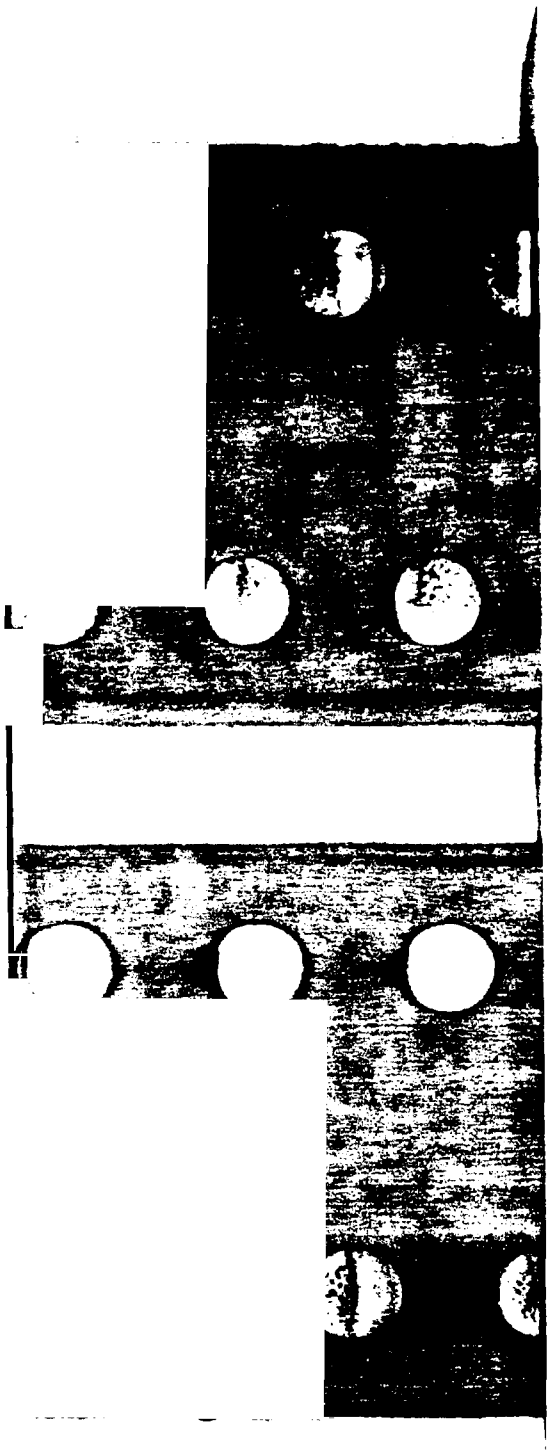
WARRANTY DEED

FROM

Quentin Russell and wife, Susan Russell

TO

Janie R. Osborne



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 48500.00
CON TX 160.05
PRFEE 0.50
WDEED 6.00
TOTAL 166.55
CHECK 166.55

04/12/89 01 11:30 0001 5006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2427.1.

IDENTIFICATION REFERENCE

APR 12 11 30 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199400