BOOK 8234 PAGE 625

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,900.00

Claude A. Byrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Claude A. & Lisa E. Byrum	Same	Map 70-8
(NAME)	(NAME)	
5047 Seymour Hollow Road		Par. 129
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189		13DA-32075
(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. Bea H. Osborne and wife, Sadie Mai Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude A. Byrum and wife, Lisa E. Byrum

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:

BEING Lot No. 69 on the Map of part of Free Silver Plan, of record in Book 161, page 76, Register's Office for Davidson County, Tennessee, described according to a survey of the same made by Geo. W. Watkins, Surveyor, January 31, 1955, and said lot is described as fronting 46.3 feet on the southerly side of Gains Street, and running back between lines 125 feet to an alley, and shows 43.7 feet on said alley. Together with the right and privileges of a one-half interest in well of water on Lot 68 on said plan, as more particularly appears in deed of record in Book 2486, page 200, said Register's Office.

BEING the same property conveyed to Bea H. Osborne and wife, Sadie M. Osborne by deed from George W. Phillips and wife, Ethel M. Phillips, of record in Book 4431, page 205, Register's Office for Davidson County, Tennessee.

7 1 31 86

IDENTIF. TREFERENCE

Nov 9 10 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5810 11/09 0101 03CHECK 33.07

This instrument is executed by John Milton Osborne and Charles Edwin Osborne on behalf of Bea H. Osborne and wife, Sadie Mai Osborne pursuant to Power of Attorney of record in Book 8232, page 732 , Register's Office for Davidson County, Tennessee

Bea H. Osborne and Bea Hazel Osborne are one and the same person
Sadie Mai Osborne and Sadie M. Osborne are one and the same person
Taxes for 1990 have been pro-rated and paid.

unimproved ( )
This is improved (X) property, known as 2120 Gains Street Nashville, TN 37206
(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 Whereever 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 November 19 90

Bea H. Osborne By Son
John Milton Osborne

Bea H. Osborne by John Milton Osborne and Charles Edwin Osborne, Attorney in Fact

Sadie Mai Osborne By Son
John Milton Osborne

Sadie Mai Osborne by John Milton Osborne and Charles Edwin Osborne Attorney in Fact

Bea H. Osborne By Son
Charles Edwin Osborne

Sadie Mai Osborne By Son
Charles Edwin Osborne

PREPARED BY:
[redacted]-MILLS

STATE OF TENNESSEE }
_____ COUNTY }

BOOK 8234 PAGE 626

Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _he_ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, John Milton Osborne and Charles Edwin Osborne, Attorney in Fact
(Name of officer) (Offical capacity of officer)
for Bea H. Osborne and Sadie Mai Osborne

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained, and who further acknowledged that t hey ~~is~~ are the

~~Attorney in Fact for Bea H. Osborne and Sadie Mai Osborne~~
("attorney-in-fact" or "president" or "general partner")

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 8th day of November 19 90.

My Commission Expires 5/22/93

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Bea H. Osborne and wife,
Sadie Mai Osborne

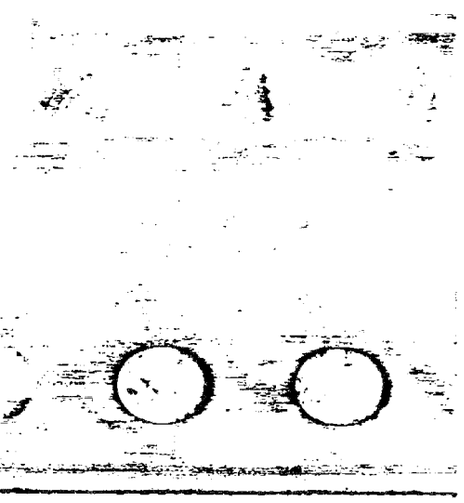
TO
Claude A. Byrum and wife,
Lisa E. Byrum

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 627

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	7900.00
MOR TX	26.07
ERR	CO
MOR TX	26.07-
CON TX	26.07
PRFEE	1.00
WDEED	6.00
TOTAL	33.07
CHECK	33.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/90 01 10:03 0001 5810

7.1;3.18.

IDENTIF. REFERENCE

Nov 9 10 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371859