Realty 43

FORM No WD-1

BOOK 8245 PAGE 276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,556.97
Affiant Jeffrey S. Osteen

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 1990

Notary Public Elizabeth S. Osteen

MY COMMISSION EXPIRES: 7-15-91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jeffrey S. Osteen (NAME)	Fidelity Federal Savings and Loan Association (NAME)	
422 English Ivy Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	161-11-D;68.00CO
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Judith E. Tobey, now Anderson and Husband, Steven E. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Osteen and wife, Elizabeth S. Osteen

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, TN, being Lot No. 68, Bldg. M on the Plan of Village's of Brentwood, Phase VII, of record in Book 6900, Page 777, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 68 fronts 18.74 feet on the southerly margin of a six foot access easement and runs back a total of 85.16 feet on the broken easterly line and a total of 84.17 feet on the broken westerly line to a line in the rear which measures 19.23 feet thereon.

Being the same property conveyed to Judith E. Tobey, unmarried by deed from Fox Ridge Homes, Inc. of record in Book 7712, Page 713 and re-record in Book 7811, Page 548, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7231, Page 789 and amended to add Phase VII in Book 7472, Page 108; Bylaws in Book 7231, Page 809; Declaration of Annexation in Book 7679, Page 109; Dedication of Open Space in Book 7663, Page 928, and all matters shown on the Plan of Record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Fidelity Federal Savings and Loan Association, of record in Book 7712, Page 716, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( ) This is improved (XX) property, known as 422 English Ivy Drive (House Number) (Street) Nashville, TN 37211 (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 26th day of November, 1990

Judith E. Tobey Anderson

Steven E. Anderson

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, the within named Judith E. Tobey, now Anderson and Husband, Steven E. Anderson

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 Brentwood, Tennessee, this 26th day of November 19 90

Commission expires ~~8-13-90~~ 7-13-91

~~Elizabeth J. Smith~~ Notary Public Margaret C. Beard

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

0933 11/29 0101 03CHECK 230.08

WARRANTY DEED

FROM

TO

RETURN TO:

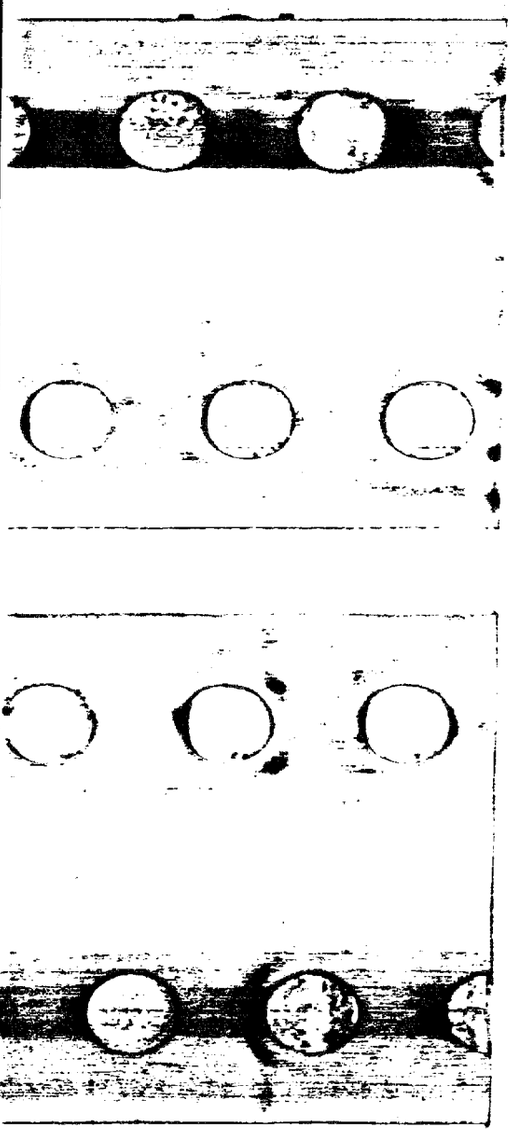
REALTY TITLE & ESCROW
428 Wilson Pike Circle
Brentwood, TN 37027

75558

IDENTIF. REFERENCE

NOV 23 1 34 PM '90

FELIX Z. ... DAVIDSON COUNTY TN.



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 67556.47
CON TX 223.08
PRFEE 1.00
WDEED 6.00
TOTAL 230.08
CHECK 230.08

11/29/90 01 10:04 0001 0933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75558

IDENTIF. REFERENCE

Nov 29 10 04 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 376895