THIS INSTRUMENT PREPARED BY:
MAIL STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8247 PAGE 820

ADDRESS NEW OWNER:

ERIC T. BERGER, UNMARRIED
506 W. Due West Ave
Madison, TN 37115

MAP/PARCEL NUMBER:

MAP 71-8
PARCEL 64

5471 12/03 0101 03CHECK 67.75

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00, THIS 30TH DAY OF NOVEMBER, 1990.

Eric T. Berger
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF NOVEMBER, 1990.

Donna C. Allgood
Notary Public
My commission expires 5-4-92

76472

IDENTIF. T REFERENCE

DEC 3 11 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, GARY L. OSBORNE ET UX, JOYCE D. OSBORNE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ERIC T. BERGER, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 327 PRINCE AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 30TH day of NOVEMBER, 1990.

Gary L. Osborne
GARY L. OSBORNE

Joyce D. Osborne
JOYCE D. OSBORNE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY L. OSBORNE ET UX, JOYCE D. OSBORNE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of NOVEMBER, 1990.

Denise C. Atkins
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being the southerly 102-1/2 feet of Lot No. 57 on the Map of J.B. Haynies Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said part of Lot NO. 57 fronts 100 feet on the northerly side of Prince Street and runs back between parallel lines with the westerly margin of an alley 102-1/2 feet to a dead line.

Being the same property conveyed to Gary L. Osborne et ux, Joyce D. Osborne, by Deed from Paulette Gail Meadows White, William Gary Meadows, Kerry Randall Meadows and Jerry Wayne Meadows, heirs of William Joel Meadows, of record in Book 7081, page 924, Register's Office for Davidson County, Tennessee.

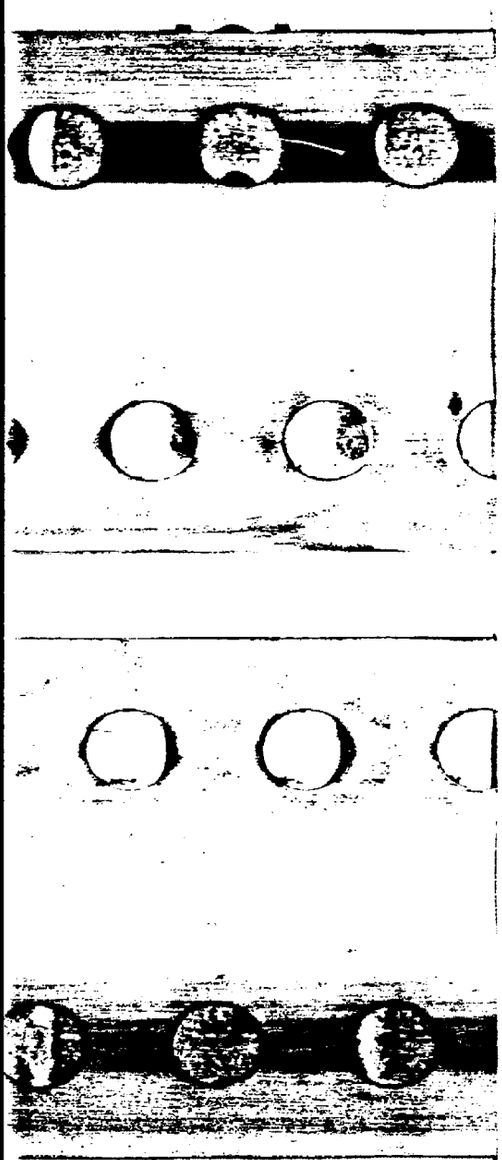
EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth in Plat of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8247 PAGE 823

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 17500.00
CON TX 57.75
PRFEE 1.00
WDEED 9.00
TOTAL 67.75
CHECK 67.75

12/03/90 01 11:17 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76472

IDENTIF. REFERENCE

DEC 3 11 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 377949