Box 17

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THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

# WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Ronald E. Hyndman<br>4541 S. Trace Blvd.<br>Old Hickory, TN 37138 | Same | Map 64-9<br>Parcel 257 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Osias Enterprises, Inc., a Tennessee corporation,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Ronald E. Hyndman and wife, Georgie D. Hyndman

hereinafter called the Grantee(s), 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. 35 on the Plan of Southfork Subdivison, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Being part of the same property conveyed to Osias Enterprises, Inc. by deed from Jon D. Tutor and wife, Thelma M. Tutor of record in Book 8264, page 720, Register's Office for Davidson County, Tennessee.
>
> This description is the same as used in previous deed.
>
> Restrictions of record in Book 6906, page 733, and amended in Book 8291, page 955, said Register's Office.

unimproved (x)
This is improved ( ) property, known as _____

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 assigns, to warrant and defend title 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 its hand this 22nd day of February, 1991.

OSIAS ENTERPRISES, INC.

By: _____
RICHARD OSIAS, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Osias with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Osias Enterprises, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February, 1991.

My Commission Expires:
7-24-93

Phyllis Keeton
NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $11,000.00.

Randall E. Osias
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1991.

My Commission Expires:
7-24-93

Phyllis Keeton
NOTARY PUBLIC

96350

IDENTIF. TREFERENCE

MAR 1 2 14 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0237 03/01 0101 03CHECK 43.30

OFFICIAL REC
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 11000.00 |
| | | | | CON TX 36.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 43.30 |
| | | | | CHECK 43.30 |
| 03/01/91 | | 01 | | 14:17 0001 0337 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 350

IDENTIF. REFERENCE

MAR 1 2 15 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 401174