BOOK 8353 PAGE 583

THIS INSTRUMENT WAS PREPARED BY:
Reba Brown
LEWIS, KING, KRIEG & WALDROP
Third National Financial Center, Ninth Floor
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Osborne Kenneth C. Osborne Timothy E. Osborne 201 Eddings Lane Nashville, TN 37214	201 Eddings Lane Nashville, TN 37214	96-1-27

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, executed this 30 day of April, 1991, by Meritbanc Development Corporation (hereinafter the "Grantor"), to John Osborne and Kenneth C. Osborne and Timothy E. Osborne as tenants in common each with a one-third undivided interest in the property to be transferred (hereinafter, collectively, the "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations wherever the context so permits or requires).

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and does hereby transfer and convey unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, to wit (hereinafter referred to as the "Property"):

TRACT III:

LAND in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 27, 1984, as follows:

BEGINNING at an iron pin set, a corner of Carlu Corporation property of record in Deed Book 2648, page 105, Register's Office for Davidson County, Tennessee, being the most southwest corner of property shown on property map 96-1, parcel 27, and being located North 10 degrees 55 minutes 37 seconds East, 213.74 feet from an iron pin set in the margin of Lebanon Pike; thence, from said beginning point and with the line of said Carlu Corporation, North 1 degree 29 minutes 18 seconds East, 330.57 feet to an existing concrete monument, corner of said Carlu Corporation; thence South 89 degrees 27 minutes 47 seconds East, 204.60 feet to an iron pin set; thence South 7 degrees 29 minutes 33 seconds West, 377.83 feet to an iron pin set; thence N 74 degrees 29 minutes 13 seconds West, 87.21 feet to a corner of a concrete block wall; thence with the same, North 13 degrees 49 minutes 27 seconds East, 3.00 feet to a corner of a concrete block wall; thence North 76 degrees 10 minutes 33 seconds West, 83.00 feet to the beginning. Containing 1.505 acres, more or less.

BEING part of the same property conveyed to Hardin Service Corporation by deed from Thomas W. Beasley, d/b/a Nashville Auction and Realty Company of record in Book 6829, Page 846, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest lien, equity and claim whatsoever of Grantor, to the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and defend all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed these presents the day and year first above written.

MERITBANC DEVELOPMENT CORPORATION

By: Joe M. Peddy
Joe Peddy

Title: President

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Before me, Karri Hill, of the state and county mentioned, personally appeared Joe Peddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Meritbanc Development Corporation, the within named bargainor, a corporation, and that he as such President 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 Houston, this 29th day of April, 1991.

Karri Hill
NOTARY PUBLIC

My Commission Expires:

[redacted] [redacted]

BK 8353 PG 585

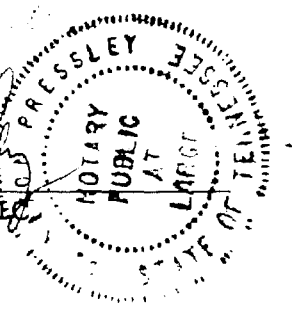
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,800.00.

AFFIANT

Subscribed and sworn to before me this the 30 day of April, 1991.

NOTARY PUBLIC



My Commission Expires: 3-27-93

2814 05/16 0101 03CHECK 25.84

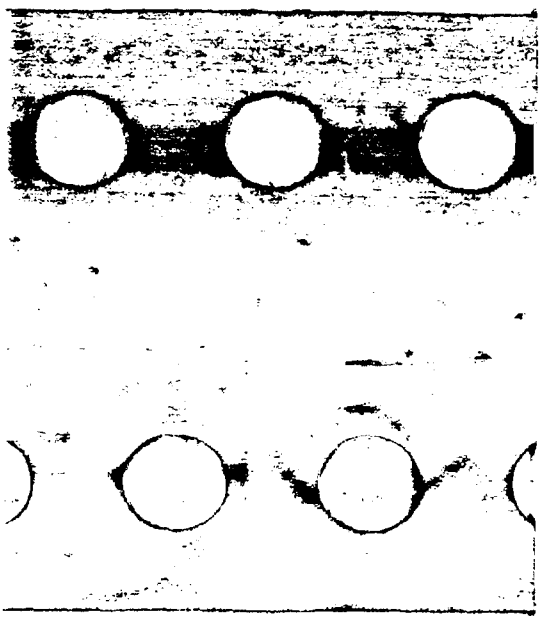
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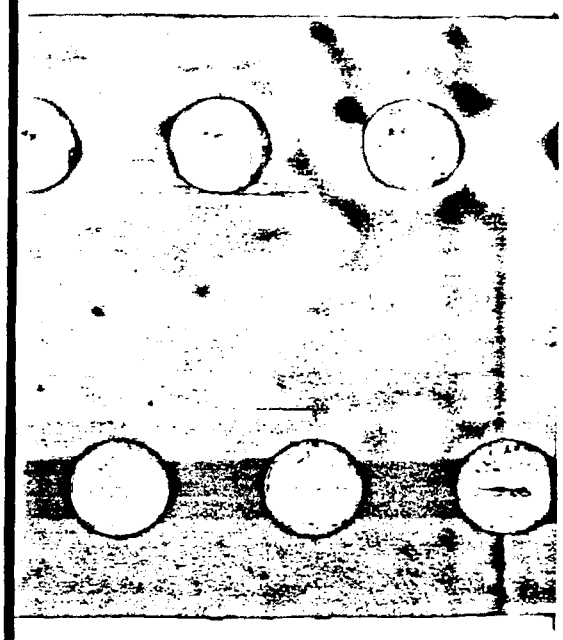
IDENTIFICATION REFERENCE

May 16 3 10 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.





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	48000.00
CON TX	15.84
PRFEE	1.00
WDEED	9.00
TOTAL	25.84
CHECK	25.84

05/16/91 01 15:13 0001 2814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4.9.4 I:

IDENTIFICATION REFERENCE

MAY 16 3 10 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422411