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

ADDRESS NEW OWNER:

JAMES M. BURNETTE, JR.
1512 OAKLAND ACRES DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 61-11, PARCEL 46

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00, THIS 8TH DAY OF NOVEMBER, 1991.

Denise C. Allen
AFFIANT

Subscribed and sworn to me, this the 8th day of November, 1991.

Ella W. Woodall
Notary Public
My commission expires: 11-10-91

6.20 3.1

IDENTIFICATION REFERENCE
Nov 14 1 15 PM '91

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, RAY D. OSBORNE ET UX, GEORGIA O. OSBORNE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES M. BURNETTE, JR., hereinafter referred to as GRANTEES, 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 916 and 916-1/2 VIRGINIA AVENUE, NASHVILLE, TN.

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

GRANTEES, THEIR 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 GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 8th day of November, 1991.

Ray D. Osborne
RAY D. OSBORNE

Georgia O. Osborne
GEORGIA O. OSBORNE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY D. OSBORNE ET UX, GEORGIA O. 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 8th day of November, 1991.

Denise C. Clark
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

TRACT 1: Land in Davidson County, Tennessee, being the westerly one-half of Lot NO. 24 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

Said part of Lot NO. 24 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.33 feet on the westerly line and 264.55 feet on the easterly line to a dead line measuring 50 feet thereon.

This is improved property known as 916-1/2 Virginia Avenue, Nashville, TN.

TRACT 2: Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.

Said Part of Lot No. 25 fronts 50 feet on the southerly side of Virginia Avenue and extends back 266.35 feet on the easterly line and 268.11 feet on the westerly line to a dead line, measuring 50 feet thereon.

This is improved property known as 916 Virginia Avenue, Nashville, TN.

Being the same property conveyed to Ray D. Osborne et ux, Georgia O. Osborne, by Deed by Trustee Under Foreclosure from Wayne Detring, Trustee, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, of record in Book 8393, page 621, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

9366 11/14 0101 03CHECK 306.00

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

RECEIVED OF _____

FOR _____

BOOK 8485 PAGE 760

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 9.00
TOTAL 306.00
CHECK 306-00
11/14/91 01 13:16 0001 9366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6203 I.

IDENTIFI REFERENCE

Nov 14 1 15 PM '91

FELIX Z. WILSON, II

No. 476468