FORM NO. WD-1

BOOK 855 PAGE 967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary F. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen L. Cramer (NAME) | Troy & Nichols, Inc. (NAME) | 148-12-0 |
| 4705 Drewry Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 4025 (STREET ADDRESS) | 50.00 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Monore, LA 71211 (CITY) (STATE) (ZIP) | 02DU 16310 |

FOR AND IN 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, Michael E. Osborne and wife, Rene H. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L. Cramer, unmarried

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, Tennessee, being Lot No. 28 on the Plan of Hazelwood Subdivision, Section 2, of record in Plat Book 3106, Page 97, as corrected by Engineer's Certificate of Correction of record in Book 3641, Page 409, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael E. Osborne and wife, Rene H. Osborne by deed of record in Book 6136, Page 423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

87160

IDENTIF. REFERENCE

FEB 26 2 21 PM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 4705 Drewry Drive, Antioch, TN 37013
(House Number) (Street) (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 25th day of February, 19 92

Michael E. Osborne

Michael E. Osborne Rene H. Osborne

STATE OF TENNESSEE
Davidson County

BOOK 8555 PAGE 908

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. Osborne and wife, Rene H. Osborne

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th day of February, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

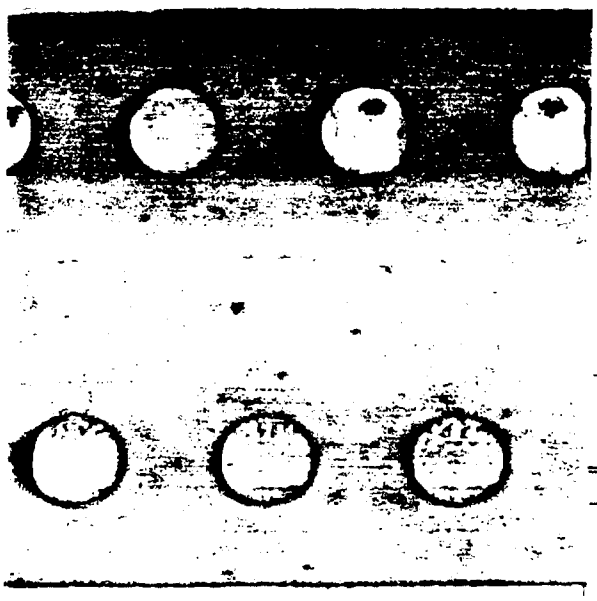
**WARRANTY DEED**

FROM
Michael F. Osborne and wife, Rene H. Osborne

TO
Karen L. Cramer, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

4568 02/26 0101 03CHECK 206.80



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

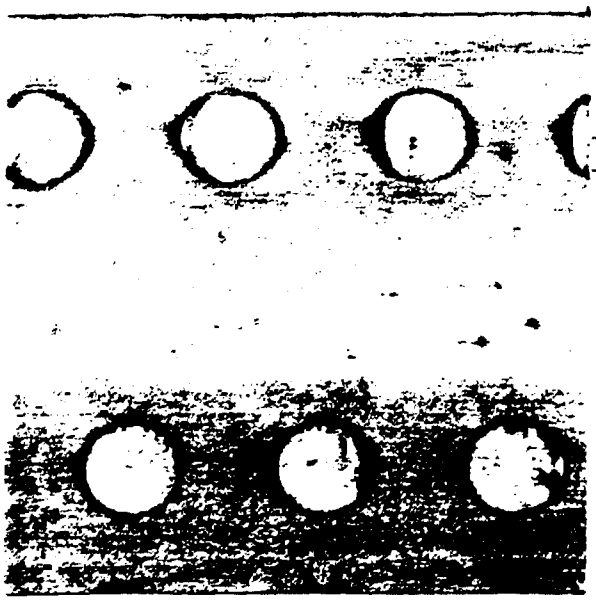
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 6.00
TOTAL 206.80
CHECK 206.80

02/26/92 01 14:22 0001 4568



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87160

IDENTIF. REFERENCE

FEB 26 2 21 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

**No.** 505091