27-10

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[John E. Osborne]	First American National Bank]	MAP and PARCEL]
[Teresa V. Osborne]	Attn: Tax Dept.]	]
[112 Cherry Branch Lane]	First American Center]	54-14 103.00]
[Old Hickory, TN 37138]	Nashville, TN 37237]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 8677 PAGE 292

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Frank Brown and Raylene L. Brown, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Osborne and Teresa V. Osborne, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

6095 07/16 0101 03CHECK 1095.70

Being Lot No. 291 on the Plan of Brandywine Farms, Section 17, of record in Book 4860, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Frank Brown and wife, Raylene L. Brown by Warranty Deed from J. R. Hooper and wife, Darlene Hooper of record in Book 6596, Page 50, said Register's Office.

This is property with a common address of 112 Cherry Branch Lane, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property Taxes for the current year, said taxes are being prorated and assumed by the Grantees; b) Restrictive Covenants of record in Book 4979, page 92, said Register's Office; c) All matters on the Plan of record in Book 4860, page 70, said Register's Office.

IDENTIF. TREFERENCE
JUL 16 11 41 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

28082

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $291,000.00]
[Affiant]
[Subscribed and sworn before me this 15th day of July, 1992.]
[My Commission Expires: 9/25/93 Notary Public]

TC HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 8677 PAGE 293

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **July, 1992**.

Frank Brown

Raylene L. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Cindy S. Smith~~ Notary, a Notary Public in and for said County and State, the within named **Frank Brown and Raylene L. Brown, Husband and Wife**, with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **15th** day of **July, 1992**.

Notary Public

My Commission Expires: 9/23/93

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



RECEIVED OF _____

FOR _____

BOOK 8677 PAGE 294

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 291000.00
CON TX 1076.70
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 1085.70
CHECK 1085.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/92 01 11:42 0001 6095

280082

IDENTIF. REFERENCE

JUL 16 11 41 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550829