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26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Donald R. Osborn Susan B. Osborn 628 Lake Terrace Drive Nashville, TN 37217	AmSouth Mortgage Co. P.O. Box 830330 Birmingham, AL 35233	Map 136-140 Parcels 045.00

This instrument prepared by: Joseph V. Ferrelli, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Wayne Dickerson and wife, Sue Dickerson, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Donald R. Osborn and Susan B. Osborn, (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45,on the Plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 45 fronts 90.39 feet on the easterly margin of Lake Terrace Drive and extends back 167.42 feet on the northerly line and 166.75 feet on the southerly line to a dead line in the rear measuring 88.35 feet thereon.

Being the same property conveyed to Wayne Dickerson and wife, Sue Dickerson by Warranty Deed from Dmants Saksons and wife, Barbara Elaine Saksons of record in Book 5366, page 417, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 628 Lake Terrace Drive, Nashville, TN 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $97,500.00.

Susan B Osborn
Affiant

Subscribed and sworn to before me this 26th day of April, 1994.

Joseph V. Ferrelli
Notary Public

My Commission Expires 11/20/94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee 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 hereinabove.

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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of April, 1994.

Wayne Dickerson

Sue Dickerson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Dickerson and wife, Sue Dickerson, 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 Nashville, Tennessee, this 26th day of April, 1994.

Notary Public

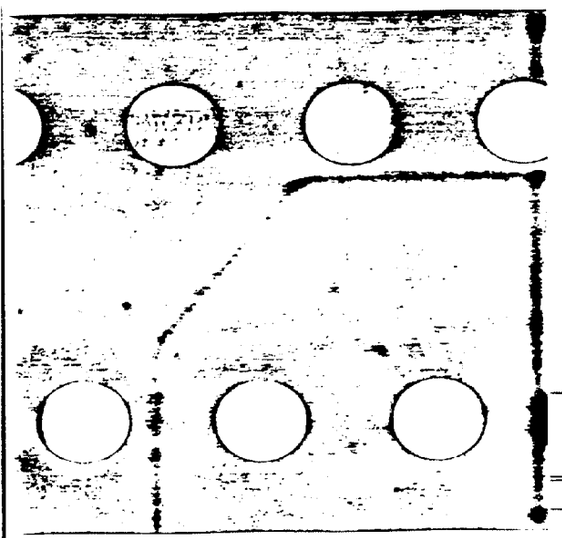
My Commission Expires: 11/20/96

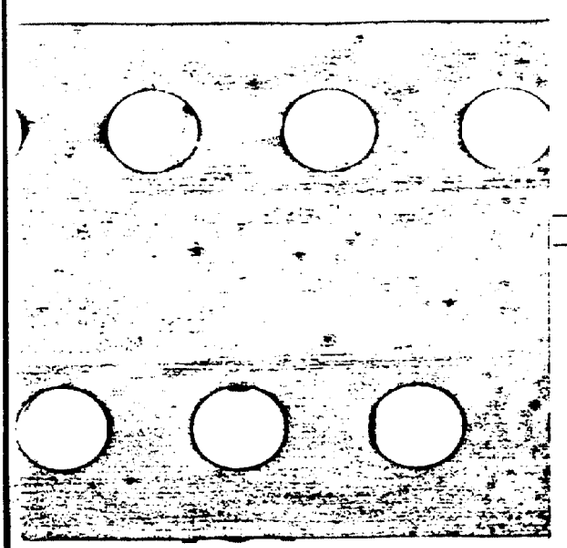
45235
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 2:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0741 05/02 0101 03CHECK 369.75





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 97500.00
				CON TX 360.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 369.75
				CHECK 369.75

05/02/94 01 14:34 0001 0791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45235
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 785883