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

BK 9447 PAGE 225

ADDRESS NEW OWNER:

RAYMOND E. OSBORNE AND WIFE,
BILLIE JEAN OSBORNE
[illegible]
[illegible]

MAP/PARCEL NUMBER:

MAP 39, PARCEL 250 & 251

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $46,500.00.

[signature]
AFFIANT

Subscribed and sworn to me, this the 17 day of AUGUST, 1994.

[signature]
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

85076
IDENTIF. & REFERENCE

'94 AUG 25 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

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, including a certain indebtedness from JOE CATIGNANI, JR., AND WIFE, DENISE D. CATIGNANI to KIRK C. WAITE, TRUSTEE, as evidenced by a Deed of Trust of record in Book 9051, page 732, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JOE CATIGNANI, JR., AND WIFE, DENISE D. CATIGNANI, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RAYMOND E. OSBORNE AND WIFE, BILLIE JEAN OSBORNE, hereinafter referred to as GRANTEES, THEIR 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 unimproved property known as 4698 & 4704 WHITES CREEK PIKE, WHITES CREEK, TN 37089. BK 9447 PAGE 229

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 OUR HANDS this 17 day of AUGUST, 1994.

JOE CATIGNANI, JR.

DENISE D. CATIGNANI

RAYMOND EDWARD OSBORNE

BILLIE JEAN OSBORNE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE CATIGNANI, JR., AND WIFE, DENISE D. CATIGNANI, the within named BARGAINORS, 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 17 day of AUGUST, 1994.

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND EDWARD OSBORNE AND WIFE, BILLIE JEAN OSBORNE, the within named BARGAINORS, 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 17 day of AUGUST, 1994.

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

## EXHIBIT 'A'

BK 9447 PG 236

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9 on the Plat of H. Eugene Martin Subdivision, Section Two, as of record in Book 5200, page 796, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Joe Catignani, Jr., and wife, Denise D. Catignani, by Warranty Deed of record in Book 9051, page 729, Register's Office for Davidson County, Tennessee.

## EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Plat Book 5200, page 796, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 5094, page 412, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage, of record in Book 7499, page 478, said Register's Office.

5. Subject to the flow of Earthman Fork Creek and a 20-foot easement shown on Plat of record in Book 5200, page 796, said Register's Office, approximately 200-foot from the westerly margin of Whites Creek Pike.

6. Subject to a 40-foot easement to the Tennessee Natural Gas Lines, Inc., of record in Book 1300, page 331, said Register's Office.

7. Subject to an easement for water mains and appurtenances of record in Book 8197, page 294, and Book 8197, page 258 and Book 8208, page 264, said Register's Office.

8. Deed of Trust from Joe Catignani, Jr., and wife, Denise D. Catignani, to Kirk C. Waite, Trustee, of record in Book 9051, page 732, said Register's Office, to secure to H. Eugene Martin and wife, Virginia C. Martin the payment of one note dated August 17, 1993, in the original principal amount of $25,000.00, due and payable as set forth therein.

26 01:01 03C:ECK 135.05



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

RECEIVED OF _____

FOR _____ BOOK 9447 PAGE 231

| | | |
|---|---|---|
| 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 46500.00
CON TX 172.05
PRFEE 1.00
TDEED 12.00
ERR: CO
TDEED 12.00-
~~MFEE 12.00~~
~~TOTAL 185.05~~
CHECK 185.05

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

08/26/94 01 10:05 0001 2146

85076
IDENTIF. ◆ REFERENCE

94 AUG 26 AM 10:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 828553