63

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mr. Aubrey Hiam (NAME)	Mr. Aubrey Hiam (NAME)	
705 Powers Ave (STREET ADDRESS OR ROUTE NUMBER)	705 Powers Avenue (STREET ADDRESS)	83-7-112
Nashville Tn. 37206 (CITY) (STATE) (ZIP CODE)	Nashville Tn 37206 (CITY) (STATE) (ZIP CODE)	

BOOK 9485 PG 260

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ----------
----------($10.00) ---------- DOLLARS

Cash and other good and valuable consideration paid by Aubrey Hiam, receipt of which is hereby acknowledged, we John M. Osborne and Charles E. Osborne, being the only beneficiaries under the Last Will and Testament of Sadie Mai Osborne,

have bargained and sold, and by these presents do transfer and convey unto the said Aubrey Hiam

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson 5194 10/05 0101 03CHECK 86.70
County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Block "A" on the plan of Tillman Subdivision, Part 1, of record in Book 1130, Page 29, Register's Office for said County.

Said Lot NO. 11 fronts 70.0 feet on the westerly margin of Powers Avenue and extends back 233.0 feet on the northerly line and 276.0 feet on the southerly line to a dead line in the rear, measuring 80.0 feet, more or less, thereon.

Being the same property conveyed to Ben Hazel Osborne and Sadie Mai Osborne, by Deed of record in Book 5398, Page 232, Register's Office for Davidson County, Tennessee. Ben Hazel Osborne predeceased Sadie Mai Osborne, who died May 24, 1993. Grantor received the above described property under the Will of Sadie Mai Osborne of record in Will Book 187, Page 713, Probate Court Clerk's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 97189

94 OCT -5 AM 11:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )

This is improved (X) property, known as 705 Powers Avenue (House Number) (Street)
Nashville, TN 37206
(P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of August, 1994.

John M. Osborne

John M. Osborne

Charles E. Osborne

Charles E. Osborne

BOOK 9485 PG 261

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named John M. Osborne and Charles E. 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 Nashville, Tennessee, this 5th day of August, 1994.

My commission expires 1-27-96 Notary Public D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $21,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

John M. Osborne

Sworn to and subscribed before me
this 5th day of August, 1994
My commission expires 1-27-96 Notary Public D. Ronald Ingram

This instrument was prepared by:

Ingram & Lowe Attorney, P.C., 405-A Two Mile Pike, Goodlettsville, TN 37072

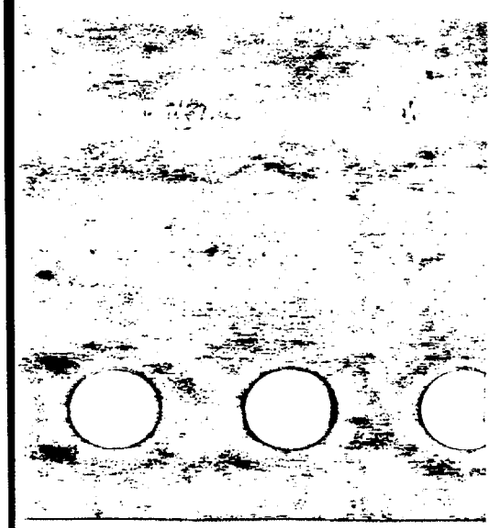
Name Address

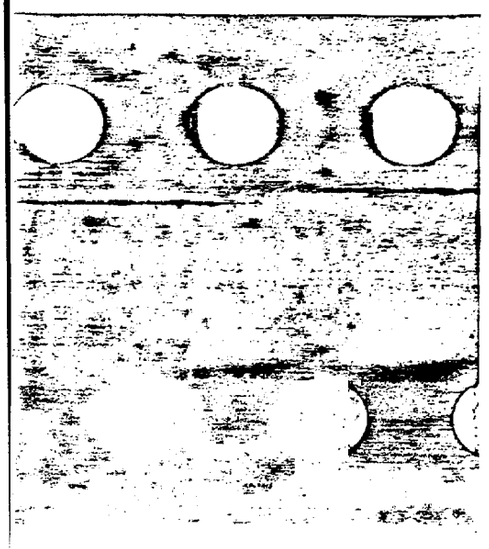
WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072





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

RECEIVED OF _____

FOR _____

BOOK 9485 PG 262

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 21000.00
CON TX 77.70
~~PRFEE 1.00~~
~~MILEG 8.00~~
TOTAL 86.70
CHECK 86.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/94 01 11:34 0001 5194

97189
IDENTIF. ↑ REFERENCE

94 OCT -5 AM 11:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 841431