BOOK 9490 PG 145

58 R

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Billy N. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October 1994

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy N. Osborne	SAME	MAP 160-15A
(NAME)	(NAME)	
245 Hearthstone Manor Lane		PARCEL 48
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Herbert R. Tucker and wife, Susan R. Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy N. Osborne and wife, Cheryl G. Osborne

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 Unit No. 48 on the Plan of Hearthstone Manor, Section IV, of record in Plat Book 6250, page 990 and amended in Book 6200, page 642, Register's Office for said Count, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herbert R. Tucker and wife, Susan R. Tucker by deed from Radnor/Nashville Corporation, a Tennessee corporation by instrument of record in Book 7364, page 697, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5409, page 485, Register's Office for Davidson County, TN.

Plan of record in Book 6250, page 990, amended in Book 6200, page 642, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, conditions and restrictions of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6684, page 251, Book 6916, page230, re-recorded in Book 7393, page 749, Book 7398, page 907, and Book 7403, page 563, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 245 Hearthstone Manor Lane, Brentwood, TN 37027
(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 7th day of October, 19 94

Herbert R. Tucker

Susan R. Tucker

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert R. Tucker and wife, Susan R. Tucker

the bargainor s, 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 Franklin, Tennessee, this 7th day of October, 19 94.

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

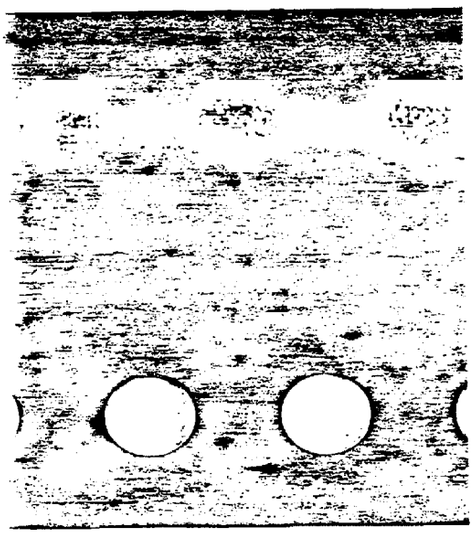
98027

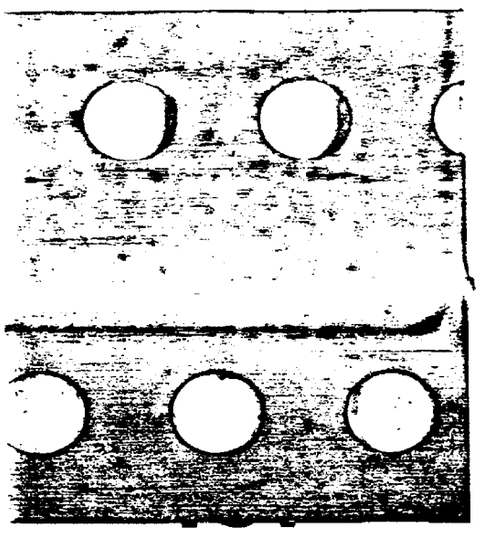
IDENTIF. & REFERENCE

94 OCT 11 PM 2:26
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5991 10/11 0101 03CHECK

601.00





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

RECEIVED OF _____

FOR _____

BOOK 9490 PG 147

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	160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	601.00
			CHECK	601.00
10/11/94	01		14:26 0001	6991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98827
IDENTIF. ↑ REFERENCE

94 OCT 11 PM 2:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 843205