BOOK 9564 PG 135

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,100.00

Kimberly S Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES LARGE 9/2/96

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly S. Osborne (NAME)	First Tennessee Bank, N.A. (NAME)	42-11B-42
159 Heritage Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Temco Land Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly S. Osborne, unmarried

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. 159, on the plan of Heritage Village Condominiums, according to the Master Deed of record in Book 4758, Page 179, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, Page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Temco Land Company, Inc., by Deed of Record in Book 8350, page 931, Register's Office for Davidson County, Tennessee.

The above legal description is not the same as that contained in the previous deed of record due to the property being platted.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved ( )
This is improved (XX) property, known as 159 Heritage Trace (House Number) (Street) Madison, TN 37115 (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. 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 my hand(s) this 23rd day of December, 19 94

Temco Land Company, Inc.

STATE OF TENNESSEE
COUNTY OF }

BOOK 9564 PG 136

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John A. Johnson

xxand _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the ~~President~~ Secretary

xxand _____ respectively of the ~~Tenco Land Company, Inc.~~

the within named bargainor, a corporation, and that (he) (they) as such ~~President~~ Secretary

xxand _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John A. Johnson as such ~~President~~ Secretary and ~~attesting the same by the said~~

xxxxxx _____

Witness my hand and official seal at office at Gallatin, Tennessee on this the 23rd day of December, 19 94

Commission expires 9-21-96

Dawn R. Vanderpool
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

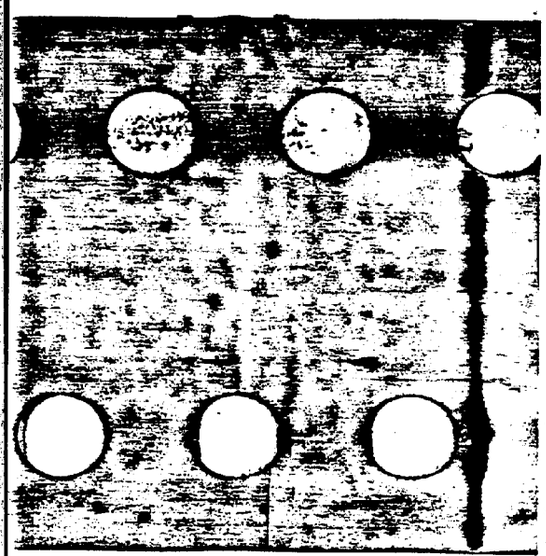
22879

IDENTIF. & REFERENCE

95 JAN -5 AM 8:47

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9253 01/05 0101 03CHECK 220-27



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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 137

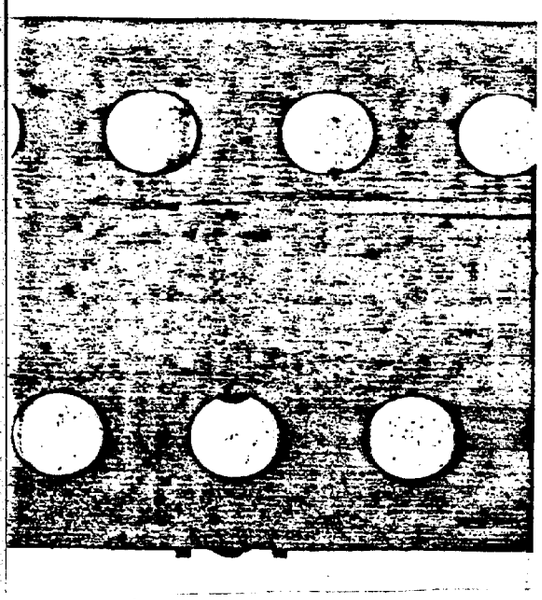
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	57100.00
CON TX	211.27
PRFEE	1.00
WDEED	8.00
TOTAL	220.27
CHECK	220.27

01/05/95 01 08:47 0001 9253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22879
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869123