46061 BOOK 6 PG 902

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

95 MAR 29 AM 9:32

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

FILE IN BOX #33B
MAP 50-10
PARCEL 212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Christopher D Osborne
Affiant

Subscribed and sworn to before me this the 28th day of March, 1995.

My Commission Expires: 3/23/96

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
CHRISTOPHER D. OSBORNE
(Name)
3427 FAWNWOOD PLACE
(Street Address)
NASHVILLE, TN 37207

SEND TAX BILLS TO: MORTGAGEE:
SOUTHTRUST MORTGAGE CORPORATION
(Name)
110 OFFICE PARK DRIVE
(Street Address)
BIRMINGHAM, AL 35253

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **STEVE G. FRIDRICH, unmarried**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey all his rights, title and interest unto **CHRISTOPHER D. OSBORNE and wife, TINA OSBORNE**, hereinafter called the "Grantee(s)", **their** heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134-B, on the Plan of Chesapeake Homes, Section 4, as shown on plat of record in Plat Book 6250, page 932, and Resubdivided in Plat Book 6250, page 933, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Steve G. Fridrich, by Quitclaim Deed from Chesapeake Associates, Ltd., a Tennessee limited partnership composed of Steve G. Fridrich Construction, General Partner and Jerry D. Fridrich, Limited Partner and Steve G. Fridrich, Limited Partner, of record in Book 7579, page 946, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3427 Fawnwood Place
Nashville, TN 37207

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that he is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused her name to be affixed hereto on this 28th day of March, 1995.

STEVE G. FRIDRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, STEVE G. FRIDRICH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 1995.

Notary Public

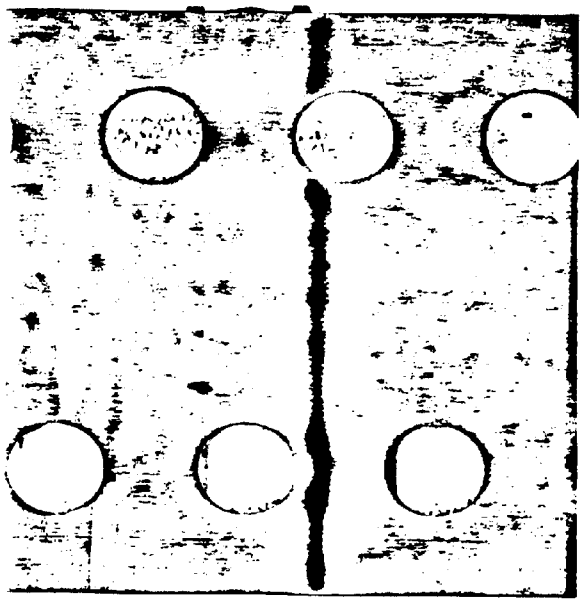
My Commission Expires:

3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

osborne.wd

4840 03/29 0101 03CHECK 168.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

3

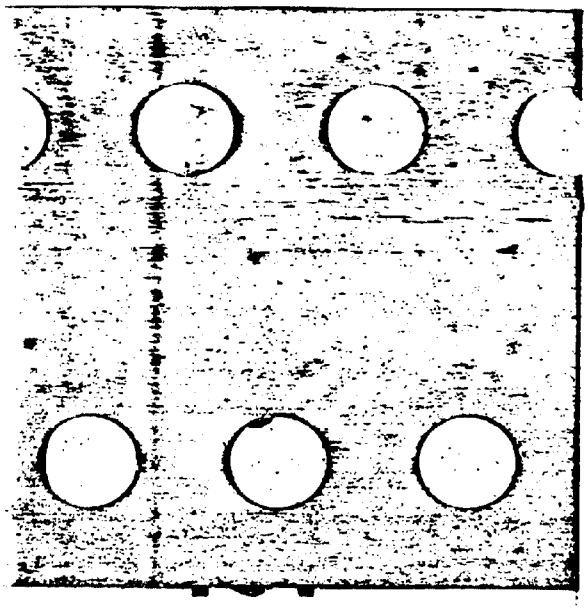
RECEIVED OF _____

FOR _____

BOOK 9629 PG 904

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 43000.00
CON TX 159.10
PRFEE 1.00
[illegible] 8.00
TOTAL 168.10
CHECK 168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46061
IDENTIF. ↑ REFERENCE

95 MAR 29 AM 9:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

03/29/95 01 09:34 0001 4840

No. 894388