WARRANTY DEED BOOK 9661 PG 445

Box 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: ~~September 16, 1995~~ 11/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: ~~MORTGAGEE~~:	MAP-PARCEL NUMBERS
WAYNE S. SHARPE	OWNERS ~~NationsBanc Mortgage Corporation~~	MAP 133-02
(NAME)	(NAME)	
267 Sunrise Avenue	~~P. O. Box 105076~~	PARCEL 030
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	~~Atlanta, GA 30348-5076~~	FB #06DA-30224
(CITY) (STATE) (ZIP)	(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, TODD D. OSBORN AND WIFE, IRIS HOPE OSBORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE S. SHARPE AND WIFE, CHERYL SHARPE

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 Lot No. 30 and the westerly one-half of Lot No. 29 on the Plan of P. S. Stump's Sunrise Subdivision, as of record in Book 332, Page 107, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 and the westerly one-half of Lot No. 29 front together 75 feet on the southerly side of Sunrise Avenue and extends back between parallel lines with the easterly margin of McCombs Avenue (formerly Stewart Street) 160 feet to an alley.

BEING the same property conveyed to Todd D. Osborn and wife, Cynthia A. Osborn, as tenants by the entirety, by Deed from Robert Eugene Taylor and wife, Suzann Taylor, of record in Book 8229, Page 65, and being corrected and re-recorded simultaneously herewith, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree No. 93D-3083, of record in Minute Book 223A, Page 273, in the 4th Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Todd D. Osborn by Quitclaim Deed from Cynthia A. Osborn, of record in Book 9062, Page 153, said Register's Office.

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 Grantees herein.

IRIS Hope Osborn, wife of the above named Todd D. Osborn, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 267 Sunrise Avenue, Nashville, TN 37211
(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 28th day of April 19 95

TODD D. OSBORN

IRIS HOPE OSBORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TODD D. OSBORN AND WIFE, IRIS HOPE OSBORN

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 Brentwood, Tennessee, this 28th day of April, 1995.

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

56971

IDENTIF. & REFERENCE

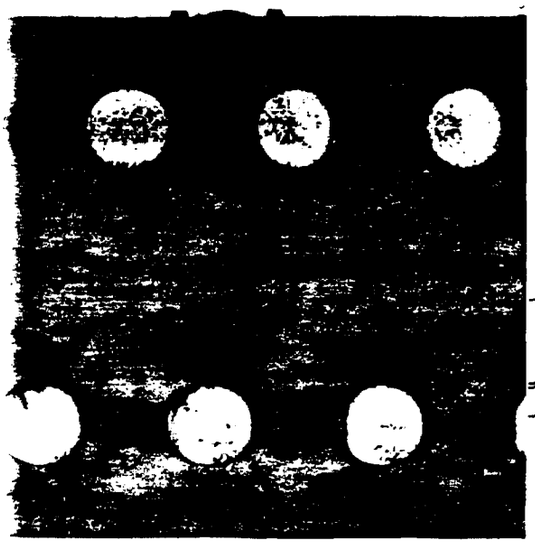
95 MAY -2 PM 1:40

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9802 05/02 11:01 03CHECK

282.80

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



RECEIVED OF _____

FOR _____

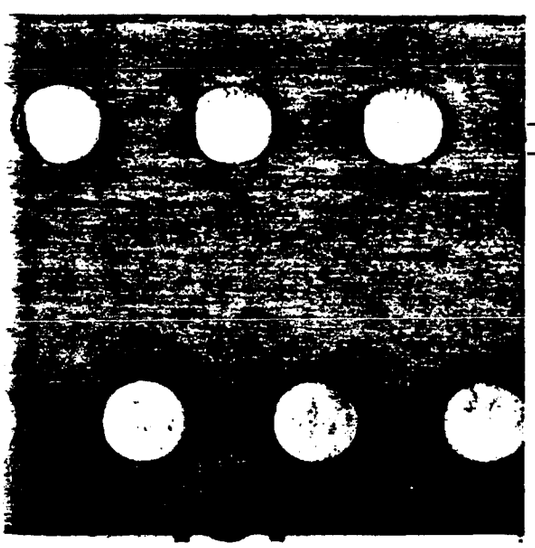
BOOK 9661 PG 447

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

05/02/95 01 13:43 0001 6802



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56971
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906225