BK/ 9719PG937

STATE OF TENNESSEE
COUNTY OF [illegible]
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF [illegible] 19[illegible]

Notary Public

MY COMMISSION EXPIRES [illegible]
AFFIX SEAL

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul J. Osborne	Countrywide Funding Corporation	[illegible]
NAME	NAME	
5437 Wakefield Drive	155 North Lake Avenue	[illegible]
ADDRESS	ADDRESS	
Nashville, TN 37220	Pasadena, CA 91109	
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, Paul J. Osborne and wife, Colette R. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul J. Osborne and wife, Virginia L. Baxter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN [illegible] COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, TN, BEING Lot No. 29 on the Plan of Hillview Estates, of record in Book [illegible], page 48, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paul J. Osborne and wife, Colette R. Osborne, by deed from Randall H. Anthony and wife, Donna B. Anthony, of record in Book 7147, Page [illegible] Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 761, page 48; restrictions of record in Book 6896, page 719; all of record in the Register's office for Davidson County, Tennessee.

J075678
IDENTIF. & REFERENCE

95 JUL -3 PM 12:59
REGISTER
DAVIDSON COUNTY, TN.

[illegible] 07/03 0101 03C-HECK 545.50

This is unimproved ( ) improved (X) property, known as 5437 Wakefield Drive, Nashville, TN 37220
(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 this 29th day of June 19 95

Paul J. Osborne

[illegible]
Colette R. Osborne

STATE OF TENNESSEE
COUNTY OF

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

JACQUELINE FREEL
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1999

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

FILED 9719.933

WARRANTY DEED

FROM

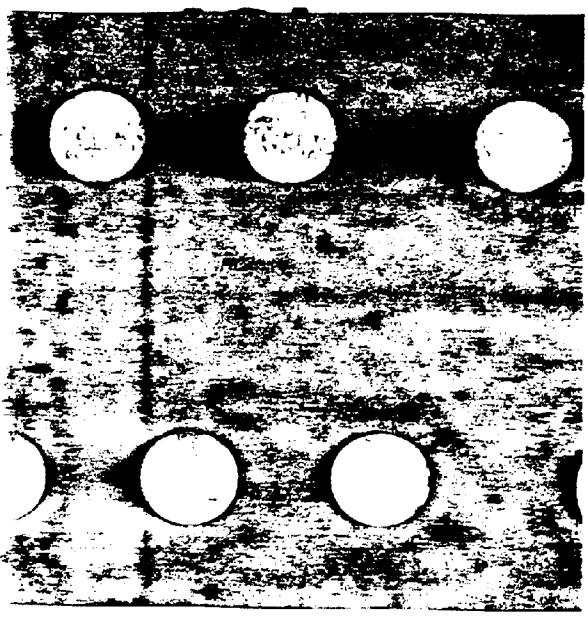
Paul J. Osborne and wife,
Colette F. Osborne

TO

Gary L. Baxter and wife,
Virginia L. Baxter

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

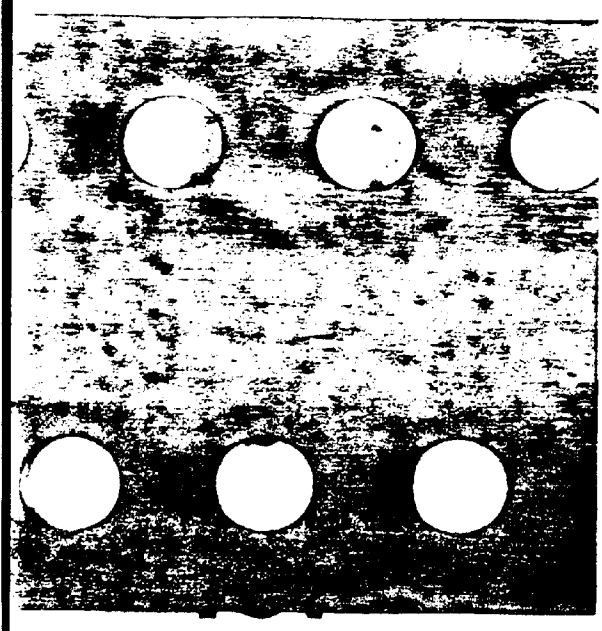
RECEIVED OF _____

FOR _____

FILM 9719 PG 933

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
145000.00
CON TX 536.50
PRFEE 1.00
MREC 8.00
TAX 545.50
CHECK 545.50
07/03/95 01 13:02 0001 7408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075678
IDENTIF. & REFERENCE

95 JUL -3 PM 12:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.