PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cw/ljh) Title No: 36736
Dav. Co. File: Box 8

BOOK 9749 PG 792

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David ~~Paul~~ Osborn PO Phyllis ~~H.~~ Osborn PHO 1027 Tyne Boulevard Nashville, TN 37220	(NEW OWNER)

TAX MAP-PARCEL NUMBERS: 145-04-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen M. Burton and spouse, Linda H. Burton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto David P. Osborn and wife, Phyllis H. Osborn PO PHO

hereinafter called the **Grantee**, Grantee's 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. 10 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the southerly margin of Tyne Boulevard, at the corner of lots Nos. 1 and 10, said beginning point also being the northwest corner of the property conveyed to William T. Baker and wife, by deed of record in Book 1628, page 478, Register's Office for said county; thence with Baker's west line, southwardly 307 feet to the southeast corner of lot no. 10; thence, with the south line of said Lot, north 87 degrees 03' west 291.5 feet; thence north 1 degree 36' west 117.5 feet; thence north 25 degrees 38' west 93.9 feet; thence north 2 degrees 06' east 118.03 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of same, eastwardly 350.45 feet to the beginning, containing 2.29 acres, more or less.

Being the same premises conveyed to Stephen M. Burton and wife, Linda H. Burton, by deed from Catherine M. Strayhorn, unmarried woman, as devisee under the will of Joe M. Strayhorn of record in Book 7655, page 22, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1027 Tyne Boulevard, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 1995.

Stephen M. Burton **Linda H. Burton**

State of Tennessee
County of Davidson

BOOK 9749 PG 793

On this 27th day of July, 1995, before me the undersigned authority, personally appeared **Stephen M. Burton** and **Linda H. Burton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 341000.00

Affiant

Sworn and subscribed before me on the 27th day of July, 1995.

Notary Public

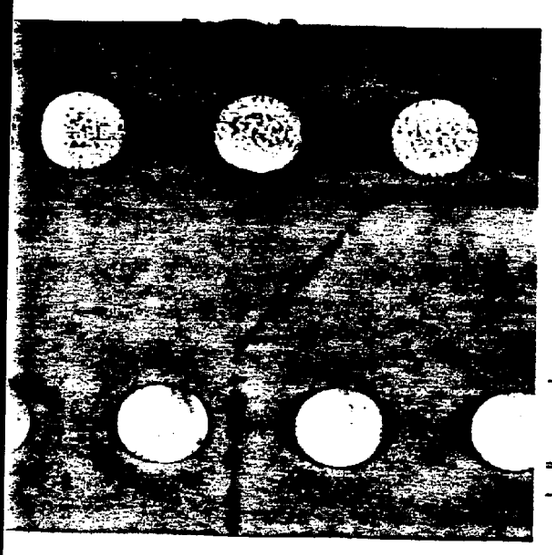
My Commission Expires: 1/24/98

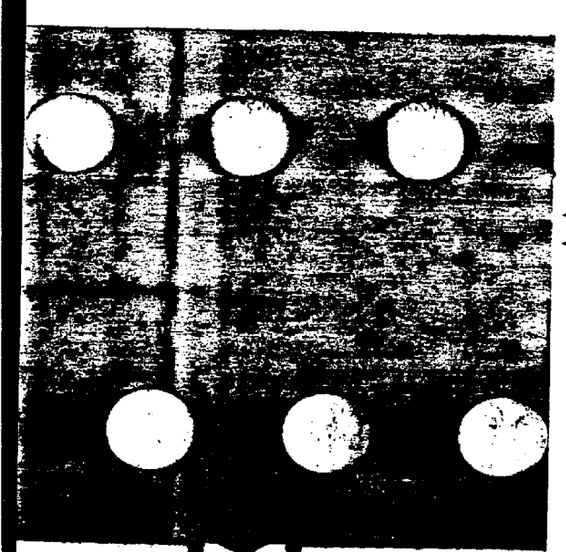
LISA K. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0085307 IDENTIF. ↑ REFERENCE

95 AUG -2 PM 2:05 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

7919 08/02 0101 03CHECK 1270.70





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

RECEIVED OF _____

FOR _____

BOOK 9749 PG 794

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	
				341000.00
			CON TX	1261.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1270.70
			CHECK	1270.70
08/02/95	01		14:09 0001	7919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085307
IDENTIF. ← REFERENCE

95 AUG -2 P 2:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 936951