BOOK 9782 PG 9

# WARRANTY DEED

ELIZABETH [illegible] SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 1-27-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000.00

Robert H. Osburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert H. Osburn (NAME) | First American National Bank (NAME) | |
| 105 Sheffield Court (ADDRESS) | First American Center (ADDRESS) | 131-9 B 3 CO |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37237 (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, I. C. Waddey, Jr. and wife, Ann M. Waddey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Osburn

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, TN, being Unit No. 3 on the Plan of Sheffield Condominiums, Phase II, of record in Book 5200, Page 474, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to I. C. Waddey, Jr. by deed from John T. Rochford and wife, Carol J. Rochford of record in Book 6057, Page 192, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 5996, Page 807; Book 6010, Page 663; Master Deed in Book 5996, Page 812; Deeds in Book 6021, Page 924; Book 6021, Page 928; Easements in Book 4384, Page 438; Book 6229, Page 481, and all matters shown on the Plan of Record.

0096103
IDENTIFICATION REFERENCE

95 SEP -1 PM 12:55
[illegible]
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 105 Sheffield Court, Nashville, TN 37215
(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 my hand this 31st day of August 19 95

I. C. Waddey, Jr.

Ann M. Waddey

STATE OF TENNESSEE

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COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. C. Waddey, Jr. and wife, Ann M. Waddey

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 31st day of August 19 95.

Commission expires January 27, 1996

ELIZABETH SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires: 1-27-96

Notary Public

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.

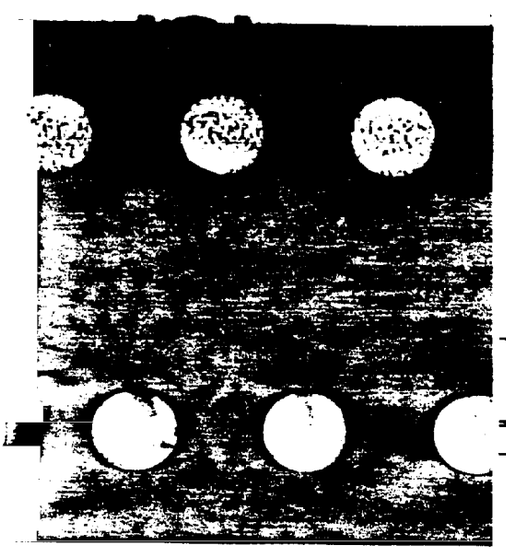
Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

7552 09/22 1101 CHECK 1735.00

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



RECEIVED OF _____

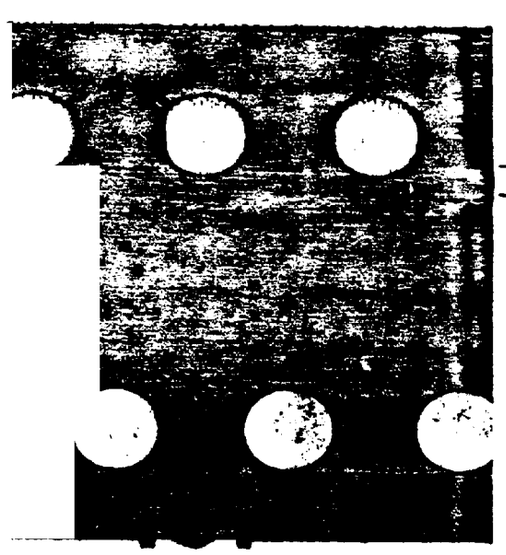
FOR _____

BOOK 9782 PG 11

| | | |
|---|---|---|
| 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 |
| TO - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 480000.00 |
| | | | CON TX | 1776.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1785.00 |
| | | | CHECK | 1785.00 |
| 09/01/95 | | 01 | 12:56 0001 | 9602 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



00961 03
IDENTIF. # REFERENCE

95 SEP -1 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 948510