WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 96.

Notary Public

MY COMMISSION EXPIRES: 12
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Osborne (NAME)	First Trust Mortgage Company (NAME)	53-6A-100CO
305 Parkside Court (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Dane C. Bryant and wife, Bryan B. Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Osborne

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:

Being Lot No. 100 on the Plan of the Revision of Lots 3 & 100, Phase One, Waterford Subdivision, of record in Plat Book 6050, Page 497, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being that same property conveyed to Dane C. Bryant by deed from Joe L. Wall & H. Mike Suggs, d/b/a J & M Investments of record in Book 8892, Page 653 in the records of the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Bryan B. Bryant, wife of Dane C. Bryant joins into this instrument for the sole purpose of conveying all, if any marital interests which she may have in the aforedescribed real property by virtue of her marriage.

unimproved ( )
This is improved (X) property, known as 305 Parkside Court, Old Hickory, Tennessee 37138
(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 25th day of March 19 96

Dane C. Bryant

Bryan B. Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana C. Bryant and wife, Bryan B. Bryant

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 25th day of March, 19 96.

Commission expires 12-6-99

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___.

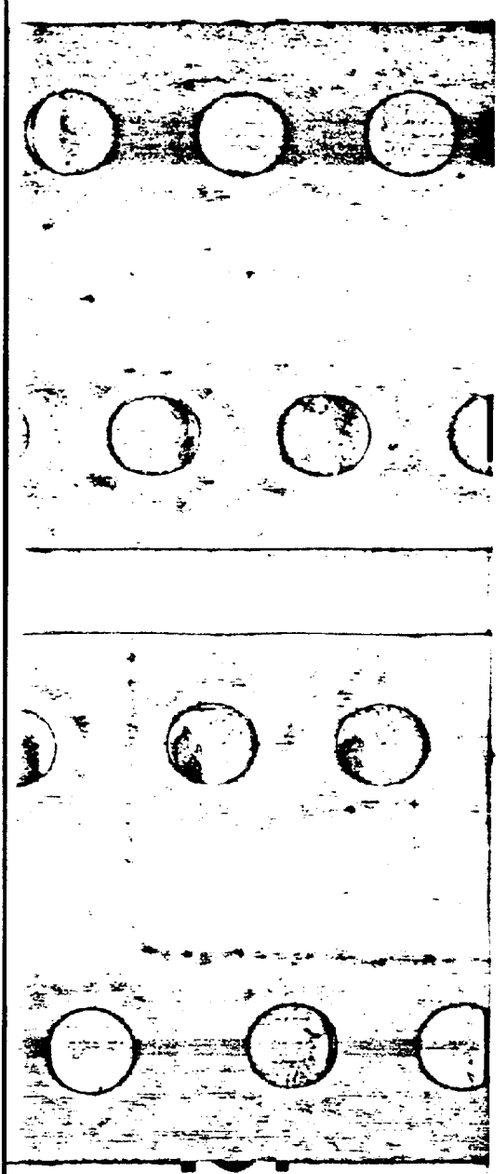
My commission expires ___

Notary Public

0163856
IDENTIF. ↑ REFERENCE

96 MAR 26 AM 9:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7462 03/25 3101 03CHECK 430.80



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

RECEIVED OF _____

FOR _____

BOOK 9990 PG 488

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

	AMT
	114000.00
CON TX	421.30
PRFEE	1.00
MREED	8.00
TOTAL	430.80
CHECK	430.80

03/26/96 01 09:47 0001 2462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163856 IDENTIF. ↑ REFERENCE

96 MAR 26 AM 9:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1020494