BOOK 10013 PG 685

BOX #19B
G#96-4-27K

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Margree Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 96

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(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:	MAP-PARCEL NUMBERS
MARGREE OSBORNE	"NEW OWNER"	MAP 082-03
(NAME)	(NAME)	
1103 Lischey Avenue		PARCEL 446
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		FB #20W-26435
(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, CURTIS EZELL STRONG, JR., ANNA WARREN, TERRY LAWRENCE, AND KERWIN G. STRONG, AS THE SOLE HEIRS AT LAW OF CURTIS E. STRONG, DECEASED, AND CURTIS EZELL * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGREE OSBORNE, UNMARRIED

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 Lots Nos. 3 and 4 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

SAID Lots Nos. 3 and 4 front 31 feet each on the East side of Lischey Avenue and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Curtis E. Strong, by Deed from William C. Holt, unmarried, of record in Book 5093, Page 733, Register's Office for Davidson County, Tennessee. The said Curtis E. Strong having since died. Curtis Ezell Strong, Jr., was appointed Administrator of the Estate of Curtis Ezell Strong by Order of record in Minute Book 383, Page 672, File No. 94P-727, in Probate Court for said County.

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 assumed by the Grantee herein.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW OR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1103 Lischey Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*STRONG, JR., AS ADMINISTRATOR FOR THE ESTATE OF CURTIS E. STRONG, DECEASED

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 10th day of April 19 96

Curtis Ezell Strong Jr
CURTIS EZELL STRONG, JR.

ANNA WARREN
By: Anna Warren Curtis Ezell Strong Jr
CURTIS EZELL STRONG, JR., ATTORNEY-IN-FACT

TERRY LAWRENCE
By: Terry Lawrence Curtis Ezell Strong
CURTIS EZELL STRONG, JR., ATTORNEY-IN-FACT

KERWIN G. STRONG
BY: Kerwin G. Strong Curtis Ezell Strong Jr
CURTIS EZELL STRONG, JR., ATTORNEY-IN-FACT

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LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Anna Warren, Terry Lawrence, and Kerwin G. Strong, pursuant to Power of Attorneys executed by each on various days of April, 1996, and being filed for record simultaneously herewith.

NOTARY ACKNOWLEDGMENTS

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 CURTIS EZELL STRONG, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 10th day of April, 1996.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 1996, before me personally appeared CURTIS EZELL STRONG, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ANNA WARREN, TERRY LAWRENCE, AND KERWIN G. STRONG, and acknowledged that he executed the same as the free act and deed of the said ANNA WARREN, TERRY LAWRENCE, AND KERWIN G. STRONG.

My Commission Expires: 7/24/99

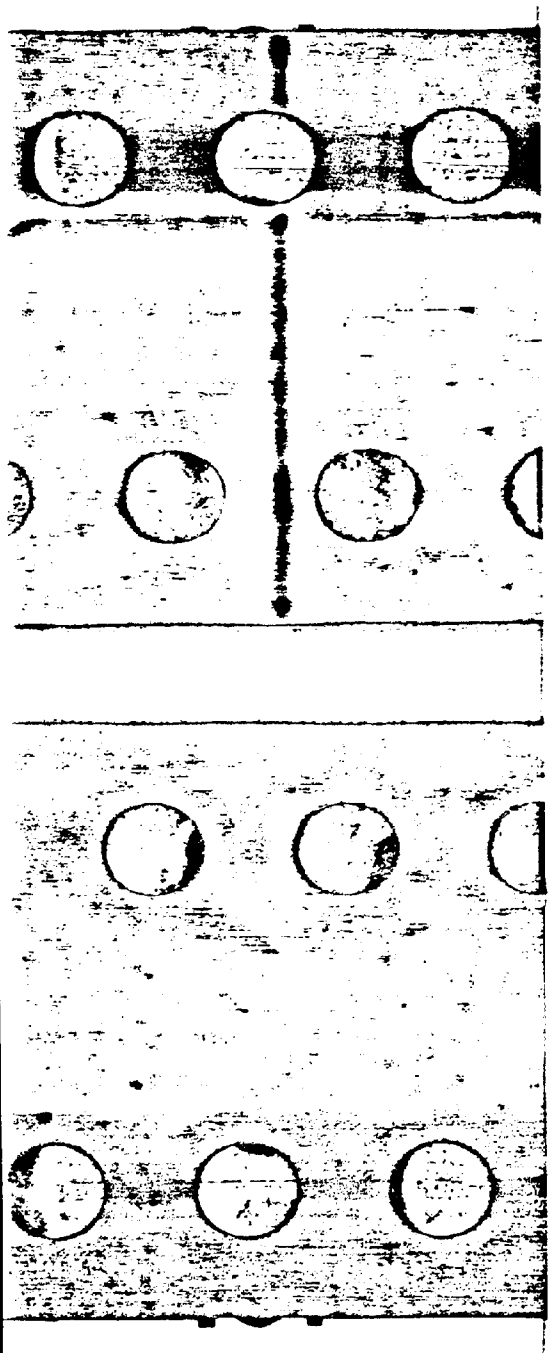
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

9854 04/12 0101 03CHECK 138.50

96 APR 12 PM 12:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0170700
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 687

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

04/12/96 01 12:29 0001 9804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170700
IDENTIF. ↑ REFERENCE

96 APR 12 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027767