jmbl60:3/5/85

BOOK 10100 PG 263

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James F. Osteen, Jr. et ux		103-4
6115 Belle Rive Drive	Same	438
Brentwood, Tennessee 37027		25W 2833

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Arnett and wife, Chantal A. Arnett, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto James F. Osteen, Jr. and wife, Beth J. Osteen, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit A which is incorporated by reference as fully as if copied herein.

unimproved ( )
This is improved (x) property, known as 203 (House Number)

46th Avenue, North (Street) (P.O. Box) Nashville, Tennessee 37209 (City of 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 successors, assigns 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 hands this 8 day of March, 1985.

James R. Arnett

Chantal A. Arnett

0197195

IDENTIFICATION REFERENCE

PICK-UP
16 JUN 27 AM 9:23

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 31 322.00 .

Subscribed and sworn to before me this 8th day of March, 1985.

NOTARY PUBLIC

My Commission Expires Jan. 10, 1989

My Commission Expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named James R. Arnett and Chantal A. Arnett, the bargainors, 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 Nashville, Tennessee, this 8th day of March, 1985.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires Jan. 10, 1989

EXHIBIT A

Being Lot No. 2 on the Plan of the re-subdivision of Lots 501 and 503 of Charlotte Park First Addition, of record in Book 4885, page 22, said Register's Office. Beginning at a point in the northerly margin of Wyoming Avenue, said point being the southwest corner of Lot No. 2 and the southeast corner of Lot No. 1 on said Plan; thence with the northerly margin of Wyoming Avenue North 84° 30' east 47.00 feet to a point; thence with a curve to the left having a radius of 25 feet a distance of 39.27 feet to a point in the westerly margin of 46th Avenue North; thence with the westerly margin of 46th Avenue North 5° 30' West 105.00 feet to a point; thence with a curve to the left having a radius of 20 feet, a distance of 31.42 feet to a point in the southerly margin of a 20 foot alley; thence with the southerly margin of said 20 foot alley south 84° 30' west 52.00 feet to a point; thence south 5° 30' east 150.00 feet to the point of beginning. Being the same property conveyed to James R. Arnett and wife, Chantal A. Arnett, by deed from James F. Osteen and wife, Beth J. Osteen, of record in Book 5763, Page 148, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

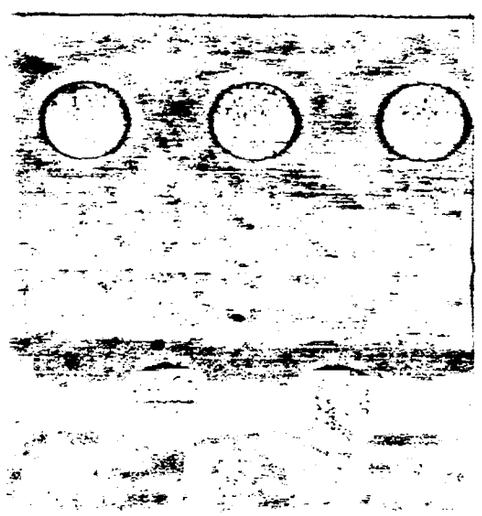
1. 1985 Metropolitan Government Taxes

2. Deed of Trust of record in Book 5394, page 943, Register's Office for Davidson County, Tennessee

3. All matters as shown on the plan of record in Book 4885, page 22 said Register's Office.

3304 06/27 0101 03CHECK 128.90





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 266

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 31322.00
CON TX 115.90
PRFEE 1.00
WDEED 12.00
TOTAL 128.90
CHECK 128.90

06/27/96 01 09:26 0001 8306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197195
IDENTIF. & REFERENCE

96 JUN 27 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056063