Box 17

BOOK 10176 PG 755

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Cory Bare
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 4/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cory Bare (NAME) | Priority Mortgage, Inc. (NAME) | MAP 143-14 |
| 133 Lanier Drive (ADDRESS) | 223 East Center Street (ADDRESS) | PARCEL 118 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Kingsport, TN 37660 (CITY) (STATE) (ZIP) | 11D 45485 |

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, Peggy Jean Osbourne and husband, Fred H. Osbourne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cory Bare

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 the north one-half of Lot No. 8 and all of Lot Nos. 6 and 7, according to a survey by Donald W. Fortner, TN License No. 1072, Madison, TN, dated August 23, 1996, and more particularly described as follows:

Beginning at a point in the easterly margin of Lanier Drive and at the corner of Lots 5 and 6; thence with the line between said lots, North 78 deg. 23' 30" East 220.8 feet to an iron pin; thence South 13 deg. 35' East 125 feet to an iron pin; thence South 78 deg. 23' 30" West 224.8 feet to an iron pin at the easterly margin of Lanier Drive; thence with the margin of same, North 11 deg. 45' West 125 feet to the point of beginning.

Being the same property conveyed to Peggy Jean Osbourne by deed from Samuel Rayburn Smith and wife, Vicki Sharon Smith of record in Book 8752, page 545, Register's Office for Davidson County, TN.

Fred H. Osbourne joins in this conveyance to convey any interest he may have as the husband of Peggy Jean Osbourne.

This conveyance is subject to any and all existing easements of record.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 133 Lanier Drive, Madison, TN 37115
(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 our hand s this 30th day of August 19 96

Peggy Jean Osbourne

Fred H. Osbourne

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 Peggy Jean Osbourne and husband, Fred H. Osbourne

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 Nashville Tennessee, this 30th day of August 19 96.

Commission expires 11/22/97

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

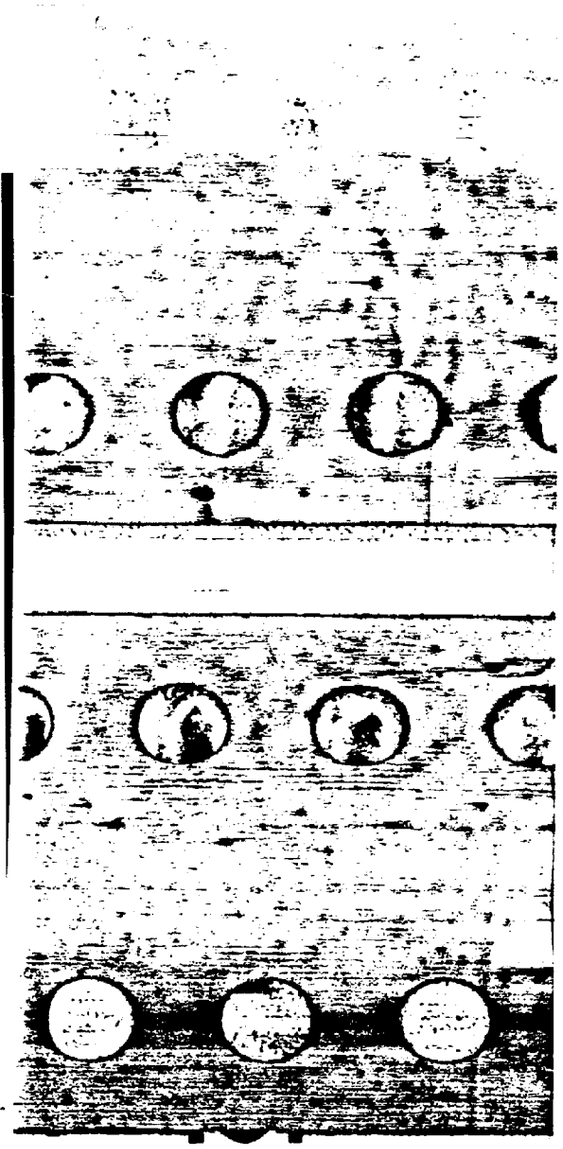
The legal description is the same as the previous deed of record.



0220878
IDENTIFICATION REFERENCE

96 SEP -4 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3801 09/04 0101 03CHECK 226.93



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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 757

| | | |
|---|---|---|
| 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 58900.00 |
| | | | | CON TX 217.93 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 226.93 |
| | | | | CHECK 226.93 |
| 09/04/96 | 01 | 09:30 | 0001 | 3801 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220878
IDENTIF. # REFERENCE

96 SEP -4 AM 9:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1026304