0264691

IDENTIF. & REFERENCE

54

WARRANTY DEED

97 JAN 16 AM 11:44

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10321 PG 377

THIS INDENTURE, made and entered into as of the **20th** day of **December, 1996** by and between

CYNTHIA A. OSBORN ,

hereinafter referred to as Grantor, and

BARBARA C. RUFLE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF GLENCOO ACRES, SECTION II, OF RECORD IN BOOK 1835 PAGE 136, 137, AND 138 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF LOT.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA A. OSBORN, MARRIED BY DEED KENNETH WAYNE EVERETTE AND KELLY JEAN EVERETTE, HUSBAND AND WIFE OF RECORD IN BOOK 9142 PAGE 713 SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CYNTHIA A. OSBORN BY QUIT CLAIM DEED FROM TODD OSBORN OF RECORD IN BOOK 9142 PAGE 726 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5368 01/16 0101 03CHECK 329.05

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Cynthia A. Osborn

CYNTHIA A. OSBORN

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CYNTHIA A. OSBORN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **December, 1996.**

/s/ Donna L Hill
Notary Public

Commission Expiration: 11-27-99

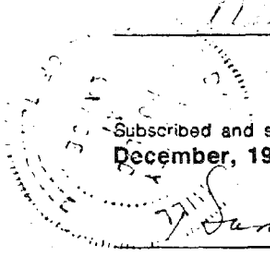


STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$89,900.00~~ $6,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

/s/ [illegible]
Affiant

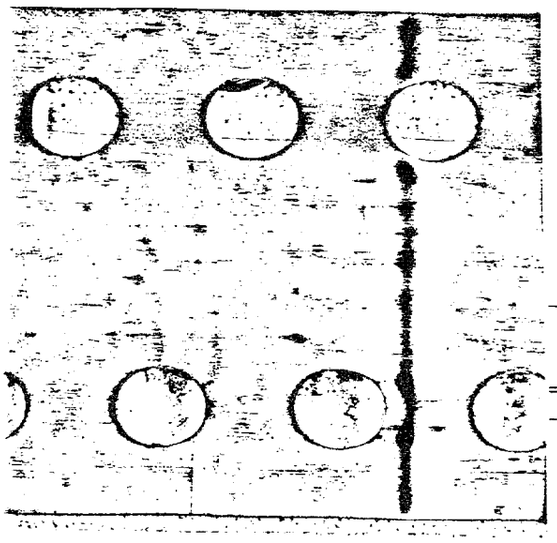


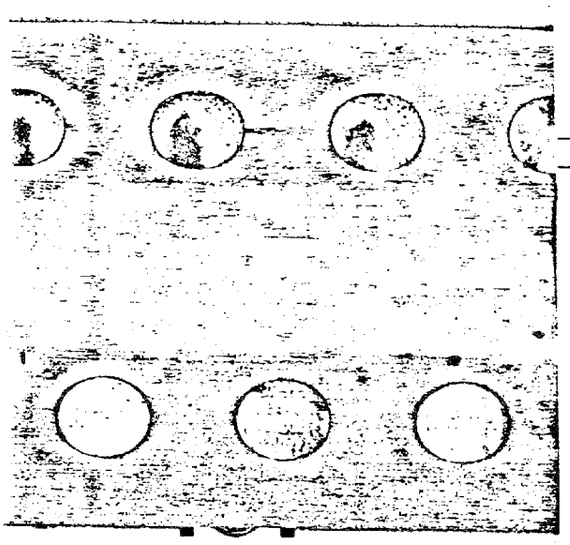
Subscribed and sworn to before me this **20th** day of **December, 1996.**

/s/ Donna L Hill
Notary Public

Commission Expiration: 11-27-99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	BARBARA C. RUFLE 3311 DUMAS DR. NASHVILLE, TN 37211	3311 DUMAS DR. NASHVILLE, TN 37211 MAP PARCEL NUMBER 133-3-126





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

RECEIVED OF _____

FOR _____

BOOK 10321 PG 379

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 86500.00
				CON TX 320.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 329.05
				CHECK 329.05
01/16/97	01			11:47 0001 5368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264691
IDENTIF. & REFERENCE

97 JAN 16 AM 11:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107869