BOOK 10327 PG 300

Mail

THIS INSTRUMENT PREPARED BY: FRANKLIN D. BRABSON, Attorney At Law, 2806 Natchez Trace, Nashville, Tennessee 37212

THIS WARRANTY DEED IS BEING PREPARED BASED ON INFORMATION GIVEN TO THE PREPARER BY THE PARTIES.

**WARRANTY DEED**

| Address New Owner(s) | Mortgagee | Map-Parcel Number(s) |
|---|---|---|
| Dennis N. Osborne<br>271 Graylynn Drive<br>Nashville, TN 37214-4248 | | Map 96-13<br>Parcel 75 |

Send tax bills to: Owner

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND EIGHTY EIGHT AND 26/100 DOLLARS ($42,088.26) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, O.G. REASONS and wife, ESSIE MAE REASONS (deceased), ("Grantor") has bargained and sold, and by these presents does transfer and convey unto DENNIS N. OSBORNE, ("Grantee"), his heirs [successors] and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 96 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 76 feet on the westerly side of Kent Road, and runs back between lines, 157.6 feet on the northerly side and 157.5 feet on the southerly side to a dead line in the rear on which it measures 76 feet.

97 JAN 23 AM 10:58

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02663366

Being the same property conveyed to O.G. Reasons and wife, Essie Mae Reasons, deceased, by deed of record from S.K. Grayson and wife, Frances E. Grayson, of record in Book 4314, page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as:

822 Kent Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, his heirs {successors} and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives {successors}, to warrant and forever defend the title to said real estate to Grantee, his heirs {successors} and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

In witness whereof, I the said Grantor, attest that my wife, Essie Mae Reasons, died on November 19 90, in Nashville, Tennessee.

In further witness, I the said Grantor have set my hand and signature on this 22 day of January, 1997.

O.G. Reasons, Grantor/Seller

7181 01/23 0101 03CHECK 164.73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, O.G. Reasons, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of January, 1997.

Boyd A. Evans III
NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 23, 2000.

BOYD A. EVANS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $42,088.26.

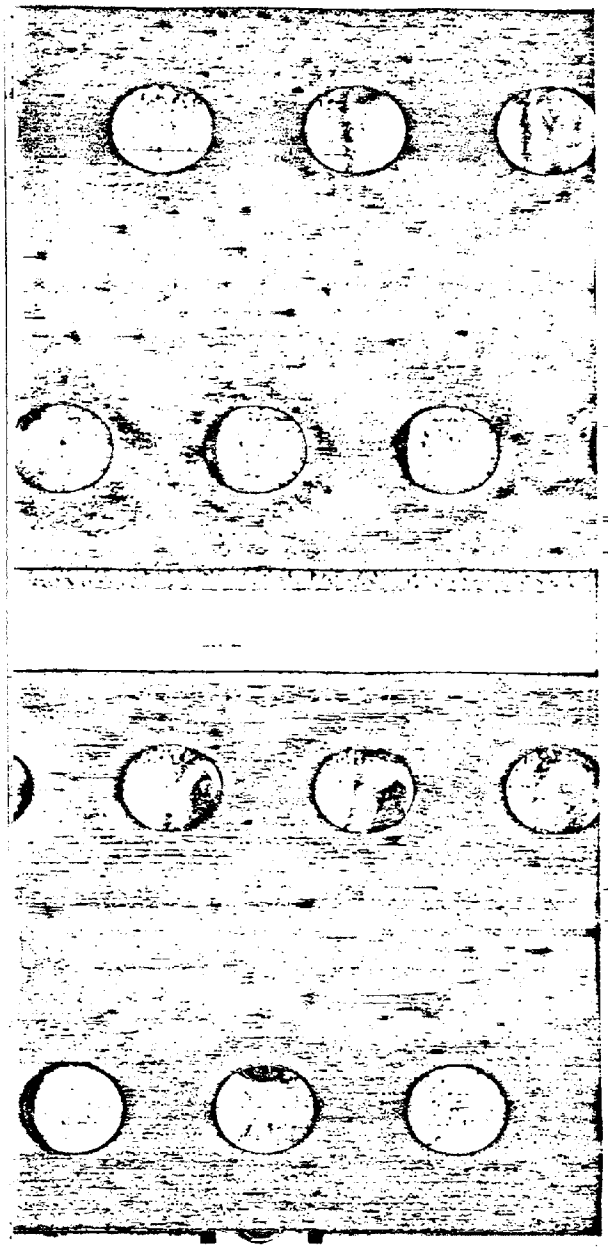
Affiant

Sworn to and subscribed before me this 22 day of January, 1997.

Boyd A. Evans III
NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 23, 2000.

BOYD A. EVANS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10327 PG 302

| | | |
|---|---|---|
| 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 42088.26
CON TX 155.73
PRFEE 1.00
WDEED 8.00
TOTAL 164.73
CHECK 164.73

01/23/97 01 11:01 0001 7181

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0266366
IDENTIFICATION REFERENCE

97 JAN 23 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1109162