49

BOOK 10342 PG 318

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Everett Osburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97

Bertie D. Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett Osburn (NAME)	Century Mortgage Corp. (NAME)	MAP 42-12
434 Williams Avenue (ADDRESS)	Two International Drive, Ste 507 (ADDRESS)	PARCEL 1
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Lorena C. Morgan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett Osburn and wife, Florine Osburn

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:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of lot no. 4 on the map of Division of the Gee Lands as of record in plan Book 332, page 74, Register's Office of Davidson County, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Williams Avenue, said point being located in the easterly margin of an old lane, being N 87 degrees 30' 00" W, 99.95 feet from the southwesterly corner of property conveyed to Monetta R. Bullion by deed of record in Book 5152, page 533, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of the herein described tract; thence leaving said right-of-way line with the easterly margin of said lane N 2 degrees 30' 00" E, 199.65 feet to an iron pin; thence leaving said lane with the southerly line of property conveyed to Monetta R. Bullion by deed of record in Book 5152, page 533, Register's Office for Davidson County, Tennessee, S 87 degrees 43' 45" E, 100.20 feet to an iron pin; thence leaving said southerly line with the westerly line of said Bullion property S 2 degrees 34' 35" W, 200.05 feet to an iron pin, said pin being located in the northerly right-of-way line of Williams Avenue; thence leaving said westerly line with the northerly right-of-way line of Williams Avenue N 87 degrees 30' 00" W, 99.95 feet to a concrete monument and the point of beginning, containing 20,000 square feet or 0.46 acre, being the same more or less.

Being part of the same property conveyed to Lorena C. Morgan by deed from Charlie Z. Morgan, of record in Book 4925, Page 687, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 434 Williams Avenue, 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 my hand this 31st day of January 19 97

Lorena C. Morgan
Lorena C. Morgan

BOOK 10342 PG 319

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 Lorena C. Morgan

the bargainor _____, 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 Goodlettsville, Tennessee, this 31st day of January, 19 97

Commission expires 11-27-99

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_____.

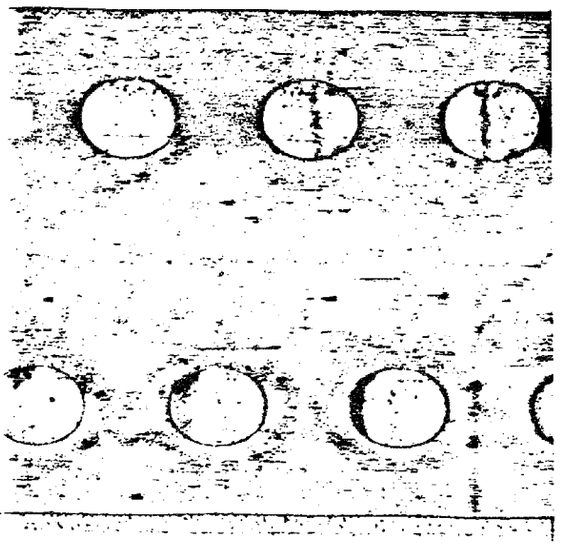
My commission expires _____

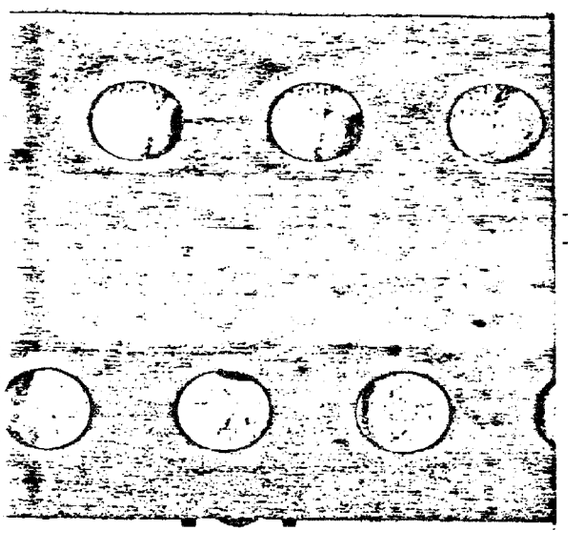
Notary Public

3875 02/06 0101 03CHECK 216.20

0270784
IDENTIF. & REFERENCE

97 FEB -6 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10342 PG 320

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

02/06/97 01 10:42 0001 3875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270784
IDENTIF. # REFERENCE

97 FEB -6 AM 10:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114378