BOOK 10377 PG 822

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Karen Bluing-Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry C. Osborne, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 150-5
377 Cedarcliff Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 356
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Jered Teige and wife, Tammy Teige

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry C. Osborne, Jr. and wife, Karen Bluing-Osborne

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 Lot No. 153, Subdivision Plan for Phase 1, Forest View Park, Section V of record in Plat Book 6250, page 203, Register's Office for Davidson County, Tennessee to which Plat reference is being made for a more complete legal description.

Being the same property conveyed to Jered Teige and wife, Tammy Teige by deed from Louis Charles Glasser and wife, Candyce Williams Glasser of record in Book 8964, page 267, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6569, page 290, Register's Office for Davidson County, TN.

Plan of record in Book 6250, page 203, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 377 Cedarcliff Road, Antioch, TN 37013
(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 24th day of February 19 97

Jered Teige By: Ruth Teige, Attorney-in-fact

Tammy Teige By: Ruth Teige, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jered Teige and wife, Tammy Teige

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 Franklin, Tennessee, this 24th day of February 19 97.

Commission expires _____

_____
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

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Teige, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact for Jered Teige and wife, Tammy Teige, and is authorized by Jered Teige and Tammy Teige to execute this instrument on their behalf.

Witness my hand, at Franklin, Tennessee, this 24th day of February, 1997.

11-30-97
My commission expires

Notary Public

0281992
IDENTIF. & REFERENCE

97 MAR 12 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5986 03/12 0101 03CHECK 451.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10377 PG 824

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 119500.00
CON TX 442.15
PRFEE 1.00
WDEED 8.00
TOTAL 451.15
CHECK 451.15

03/12/97 01 12:43 0001 5986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0281992
IDENTIF. ↑ REFERENCE

97 MAR 12 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126346