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27

~~BOX 44~~

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $92,000.00. Leroy Osborne **Affiant** Subscribed and sworn to before me, this 31 day of October, 1997. MARY K. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. Notary Public My Commission Expires: 5-2-01

Address New Owner As Follows: Leroy Osborne and wife, Valerie J. Osborne 636 Larchwood Drive Nashville, Tn 37214	Send Tax Bills To: Corinthian Mortgage Corp. P. O. Box 29154 Shawnee Mission, KC 66201	Map-Parcel Number: 097-09-003.00 3DZ 82640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN P. DUFFY AND WIFE, CATHY R. DUFFY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LEROY OSBORNE AND WIFE, VALERIE J. OSBORNE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hickory Bend Subdivision, Section 7, of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 61 feet along the curving northwesterly margin of Larchwood Drive and runs back 187.6 feet on its southerly side and 201.4 feet on its northeasterly side to a line at the rear measuring 90.22 feet thereon.

Being the same property conveyed to Kevin P. Duffy and wife, Cathy R. Duffy by deed from William K. Kipp and wife, Shirley J. Kipp, of record in Book 8881, page 431, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 3642 page 478, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

This is improved property known as 636 Larchwood Drive, Nashville, TN 37214.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 1997.

Kevin P. Duffy

Kevin P. Duffy

By: Wesley D. Turner

Wesley D. Turner, Attorney-in-fact

Cathy R. Duffy

Cathy R. Duffy

By: Wesley D. Turner

Wesley D. Turner, Attorney-in-fact

97 NOV -6 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03666829

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** of the makers or a constituent of the makers and is authorized by the makers or by its constituents, the constituents being authorized by the makerss, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 31st day of October, 1997.

Notary Public

MARILYN KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires: 5-2-01

8891 11/06 0101 03CHECK 349.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

11/06/97 01 08:22 0001 8391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03666829
IDENTIF. & REFERENCE

97 NOV -6 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217591