This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Dereck L. Osborne and Brenda J. Osborne
752 1st Avenue North
Nashville, TN 37201

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 38
PARCEL P/O 84
14D-13640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Floyd A. Detchon and wife, Ruth C. Detchon hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dereck L. Osborne and wife, Brenda J. Osborne, as tenants by the entirety, 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:

SEE ATTACHED SCHEDULE "A"

This is part of the same description as in previous deed of record.
This conveyance subject to Agreement to Maintain of record in Book 7774, Page 306; Addendum to Agreement to Maintain of record in Book 8199, Page 668; Second Addendum, Agreement to Maintain Road, Grady Lane Subdivision, Proposed Grady Place Subdivision and Grady Subdivision, of record in Book 10614, Page 900, said Register's Office; and ingress and egress easement as shown in Final Plat of Grady Subdivision of record in Plat Book 9700, Page 505, said Register's Office.
Taxes for 1997 have been paid.

This is unimproved property known as 16.859 acres, Grady Place, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dereck L. Osborne and wife, Brenda J. Osborne, their heirs and assigns, forever; and we, Floyd A. Detchon and wife, Ruth C. Detchon 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0385354
IDENTIF. & REFERENCE

97 DEC 31 AM 9:12
REGISTER
DAVIDSON CO. TN.

MAIL ENV.

6870 12/31 0101 03CHECK 179.50

Witness our hands this the 23rd day of December, 1997.

BOOK 10740 PG 498

Floyd A. Detchon

Floyd A. Detchon

Ruth C. Detchon

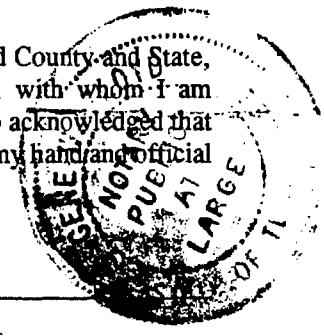
Ruth C. Detchon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Floyd A. Detchon and wife, Ruth C. Detchon the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1997.

Gene W. Floyd

NOTARY PUBLIC



My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

Brenda Osborne

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 1997.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

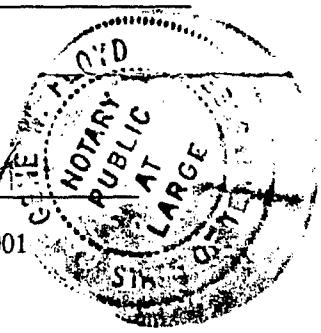


EXHIBIT "A"

LAND IN THE FIRST COUNCILMANIC DISTRICT, BEING PARCEL 84 ON TAX MAP 28, BOUNDED ON THE SOUTH BY CHARLES HAMPTON, ON THE WEST BY CATHERINE HASTEY AND EATON CREEK FARM, L.P. AND ON THE EAST BY RICHARD KING AND ROGER WILLIAMS, described according to a survey by H. & H. Land Surveying, Michael V. Holmes, Job 96-660, dated January 28, 1997, RLS #213, AS FOLLOWS:

LAND BEING IN THE FIRST COUNCILMANIC DISTRICT BEING PARCEL 84 ON TAX MAP 28 BOUNDED ON THE SOUTH BY CHARLES HAMPTON, ON THE WEST BY CATHERINE HASTEY AND EATON CREEK FARM L.P. AND ON THE EAST BY RICHARD KING & ROGER WILLIAMS.

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD AND WEST MARGIN OF GRADY LANE, THENCE WITH OLD HICKORY BOULEVARD A CURVE TO THE LEFT (HAVING A RADIUS OF 1421.94 FEET AND A CENTRAL ANGLE OF 09°51'55" A CHORD BEARING AND DISTANCE OF NORTH 88°42'47" WEST 244.53 FEET) 244.83 FEET TO THE SOUTH WEST CORNER OF THE GRADY SUBDIVISION AS RECORDED IN PLAT BOOK 9700 PAGE 505, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE. THENCE WITH THE WEST LINE OF LOT 1, NORTH 06°35'11" EAST 299.07 FEET TO AN IRON PIN, THENCE NORTH 02°35'30" EAST 216.44 FEET TO A FENCE POST, THE TRUE POINT OF BEGINNING.

(1) THENCE LEAVING LOT 1, NORTH 77°05'56" WEST 660.07 FEET TO AN IRON PIN;
(2) THENCE WITH THE EAST LINE OF CATHERINE HASTEY PROPERTY, AS RECORDED IN BOOK 9528 PAGE 699 NORTH 15°52'38" WEST 907.57 FEET WITH A FENCE LINE TO A 42" BEECH TREE;
(3) THENCE WITH EAST LINE OF EATON CREEK FARM L.P. AS RECORDED IN DEED BOOK 8829 PAGE 908, NORTH 02°32'06" EAST, 328.06 FEET TO AN IRON PIN;
(4) THENCE NORTH 01°21'31" EAST, 312.72 FEET TO A STEEL PIPE THE NORTHWEST LINE OF RICHARD E. KING PROPERTY;
(5) THENCE WITH KING'S WEST LINE SOUTH 30°41'58" EAST 384.54 FEET TO AN IRON PIN;
(6) THENCE SOUTH 31°20'05" EAST, 305.23 FEET TO P.K. NAIL SET;
(7) THENCE SOUTH 49°56'22" EAST 339.57 FEET TO A RAIL ROAD SPIKE SET;
(8) THENCE SOUTH 46°03'08" EAST 135.26 FEET TO AN IRON PIN;
(9) THENCE SOUTH 19°13'54" EAST 82.71 FEET TO AN IRON PIN SET IN KING'S SOUTH WEST CORNER AND THE NORTHWEST CORNER OF ROGER WILLIAMS PROPERTY, AS RECORDED IN DEED BOOK 9872 PAGE 178;
(10) THENCE SOUTH 19°29'11" EAST 252.06 FEET TO AN IRON PIN;
(11) THENCE SOUTH 18°14'19" EAST 209.25 FEET TO AN IRON PIN;
(12) THENCE SOUTH 04°45'16" WEST 133.36 FEET TO AN IRON PIN IN WESTERN TERMINUS OF A 50 FOOT PRIVATE ROAD (GRADY PLACE) AND THE SOUTHWEST CORNER OF WILLIAMS;
(13) THENCE SOUTH 04°20'36" WEST 50.00 FEET TO A POINT IN THE SOUTHERN MARGIN OF SAID PRIVATE ROAD;
(14) THENCE SOUTH 04°20'36" WEST 59.87 FEET TO THE POINT OF BEGINNING, CONTAINING 737,387.891 SQUARE FEET OR 16.859 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO FLOYD A. DETCHON AND WIFE, RUTH C. DETCHON BY DEED OF RECORD IN BOOK 2541, PAGE 239, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10740 PG 500

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

12/31/97 01 09:12 0001 6870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385354
IDENTIF. & REFERENCE
97 DEC 31 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1237566