BOOK 10831 PG 800

3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~172,900.00~~ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
____ DAY OF _____ 19____

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J A Heinlein	Crusader Bank, F.S.B.	155-8A
(NAME)	(NAME)	
308 Hollow tree Ct	1230 Walnut Street	62CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Philadelphia, PA 19107	9D 79345
(CITY) (STATE) (ZIP)	(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, Todd D. Osborn and wife, Iris Hope Osborn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J A Heinlein and wife, Holley Heinlein

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. 63 on the Plan of Poplar Creek Estates, Phase I, a Planned Unit Development as of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd D. Osborn and wife, Iris Hope Osborn by deed from Morris Eshaghpour Contracting Corp of record in Book 9656, page 443, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6662, page 433, Book 5349, page 921, Book 6474, pages 346 & 354, Book 6486, pages 587 & 588, Book 6804, page 536, Book 6987, page 966, Book 7964, page 33, Book 9472 page 824 and Book 7270, page 648, said Register's Office.

This conveyance is subject to any and all existing easements of record.

041047.7
IDENTIF. ↑ REFERENCE

98 MAR 10 PM 3:36

unimproved ( )
This is improved (X) property, known as 308 Hollow tree Ct. Nashville, Tennessee 37221
(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 26th day of February 19 98

Todd D. Osborn by Iris Hope Osborn Attorney in Fact
Todd D. Osborn

Iris Hope Osborn
Iris Hope Osborn

BOOK 10831 PG 801

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 ~~Todd D. Osborn and wife~~, Iris Hope Osborn

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 Brentwood, Tennessee, this 26th day of Feb 1998.

Commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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 Davidson

On this 26th day of Feb. 1998, personally appeared before me, Iris Hope Osborn, 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 Todd D. Osborn and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 26th day of Feb. 1998

My commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3804 03/10 0101 03CHECK

641.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10831 PG 802

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
171000-00

CON TX	632.70
PRFEE	1.00
WDEED	8.00
TOTAL	641.70
CHECK	641.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/98 01 15:35 0001 3804

04104777

IDENTIF. & REFERENCE

98 MAR 10 PM 3:36

No. 1264200