BOOK 10834 PG 813

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rodney Killion** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Bobby Dee Osborne and Tracey Darcelle. Davis,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of March, 1998.

Rodney Killion

Rodney Killion

98 MAR 12 AM 10:02

04111259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4686 03/12 0101 03CHECK 222.05

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rodney Killion, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm Expires May 28, 2000

BOOK 10834 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 56,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lela E. Saylor
Affiant

Subscribed and sworn to before me this 9 day of March, 1998.

Grant B. Stuckless
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 71-04 Group O Parcel 168.00

ADDRESS NEW OWNER:	SEND TAX BILLS TO:
Bobby Dee Osborne and Tracey D. Davis	Same
2118 Jones Circle	
Nashville, TN 37207	

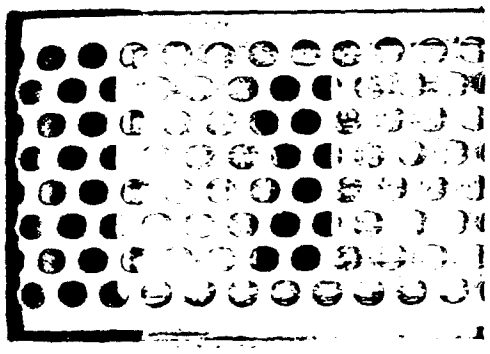
Exhibit A

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the map of Section One of Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 168 fronts 60 feet on the North side of Jones Circle and runs back between lines 213.2 feet on the westerly line and 215.4 feet on the easterly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed by Cash Deed to Rodney Killion from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated June 26, 1997 and recorded June 30, 1997 in Book 10509, page 960, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10834 PG 816

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

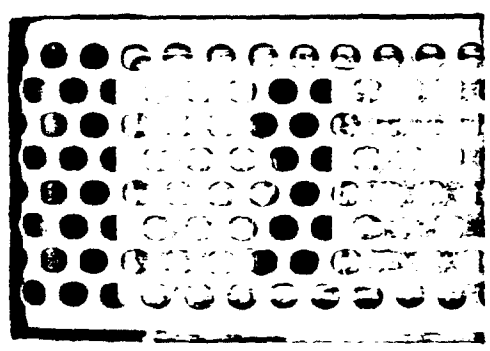
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 12.00
TOTAL 222.05
CHECK 222.05

03/12/98 01 10:01 0001 4686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0411259
IDENTIF. & REFERENCE

98 MAR 12 AM 10:02

No. 1265071