BOOK 10842 PG 782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Betty Osteen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF March 19 98

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison St. Ste. 102, Madison, TN 37115 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Osteen	Same as New Owners	MAP 6
(NAME)	(NAME)	
3104 Ewingwood Lane	3104 Ewingwood Lane	PARCEL 3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Dennis Horn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Osteen and wife, Betty Osteen

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 EXHIBIT A

7269 03/18 0101 03CHECK 170.25

04 13539
IDENTIF. ↑ REFERENCE

98 MAR 18 AM 10:14
ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3204 Greer Road, Goodlettsville, TN 37072
(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 my hand this 16th day of March 19 98

Dennis Horn

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 Dennis Horn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of March 19 98.

Commission expires May 23, 1998

Elaine L. Hegsey
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 _____

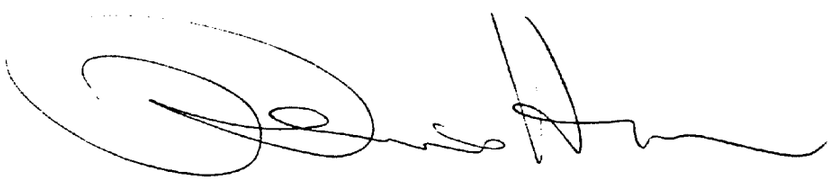
_____
Notary Public

EXHIBIT A

LAND in the 10th Civil District of Davidson County, Tennessee, being described as follows, to-wit:

BEGINNING at an iron pin in the easterly right of way of Greer Road, said pin being 1/4 mile more or less north of the Greer Road and Dividing Ridge Road intersection; thence South 89 deg. 17' 45" Est 682.24' to an iron pin located on the East Bank of an existing creek; thence with said creek South 47 deg. 59' 24" East 99.48' to an iron pin in the intersection of said creek with another creek flowing in an northeasterly direction; thence with said intersecting creek South 56 deg. 24' 43" West, 138.88' to an iron pin in the center of said creek; thence South 70 deg. 01' 35" West, 356.62' to an iron pin in the center of said creek; thence South 78 deg. 36' 00" West, 156.96' to an existing 6' sugar maple corner on the north bank of said creek; thence with an existing fence line South 03 deg. 57' 56" East, 171.43' to an iron pin at a double fence post corner; thence with an existing fence line South 03 deg. 57' 56" East, 171.43' to an iron pin at a double fence post corner; thence with an existing fence line South 85 deg. 22' 06" West, 130.45' to an existing tree stump in said fence line; thence continuing with said fence line South 71 deg. 59' 03" West, 74.37' to an existing tree stump in said fence line; thence with said fence line North 85 deg. 24' 18" East, 96.84' to an existing corner fence post, thence with an existing cross fence South 10 deg. 28' 58" West, 12.16' to an iron pin in the right of way of Greer Road; thence with a curve to the right (=66 deg. 02' 55", R. = 159.59', L.C. =173.95'), 183.97' to a point; thence North 19 deg. 48' 38" East, 65.71 feet to a point; thence with a curve to the left, (= 13.57' 15", R = 1044.78', L.C. = 253.82'), 254.45' to a point beginning, containing 5.33 acres more or less.

BEING the same property conveyed to Dennis Horn by deed from Better Home Builders, Inc., of record in Book 9541, Page 729, Register's Office for Davidson County, Tennessee .



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10842 PG 785

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 12.00
TOTAL 170.25
CHECK 170.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/18/98 04 10842 0001 7269

04 13539
IDENTIF. ↑ REFERENCE
98 MAR 18 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267625