Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

BOOK 10853 PG 203

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, RICK F. OSBORNE** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **B & C INVESTMENTS, LLC** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) 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 covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of March, 1998.

Rick F Osborne
RICK F. OSBORNE

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RICK F. OSBORNE** 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 24th day of March, 1998.

Melody R. Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON ★ NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 ★ RUTHERFORD COUNTY, TENNESSEE

98 MAR 25 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
041652?

03/25/98 0101 03CHECK 679-00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of March, 1998.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 043 Group 14 Parcel 053.00

ADDRESS NEW OWNER:
B & C Investments, LLC
602 Old Hickory Blvd., E.
Madison, TN 37115

SEND TAX BILLS TO:
Same

Exhibit "A"

The following described tract of land:

Land in Davidson County, Tennessee, being a part of Lot No. 18 on the unrecorded Plan of C.N. Smith Subdivision, according to a survey made by Anderson & Gee, dated July, 1946, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being the common front corner of Lots 18 and 19 on said survey, and hereinafter described; thence South 70 feet, more or less, to a point; thence eastwardly 190.8 feet, more or less, to a point; thence northwardly 174.2 feet, more or less, to a point in the southerly margin of Old Hickory Boulevard; thence westwardly along said Boulevard, 102.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Rick F. Osborne, unmarried by Quitclaim Deed from L & O Partnership, A General Partnership, dated May 16, 1990 and recorded May 16, 1990, in Book 8110, page 581, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 206

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 14:01 0001 0475

98 MAR 25 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 16527
IDENTIF. ↑ REFERENCE

No. 1270772