This Instrument Prepared From
Information Furnished By The Parties

PREPARED BY: + RETURN TO
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **March, 1998** between ERNESTINE W. OSBORNE, UNMARRIED, GRANTOR, and ELSIE HARRIS, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ERNESTINE W. OSBORNE, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ELSIE HARRIS, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 95 CLAIBORNE STREET, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Ernestine W. Osborne
ERNESTINE W. OSBORNE Signature of Seller
By the Attorney in fact
Thelma Jean Whittle

98 MAR 30 PM 12:31
FELIX Z. ELLIS, CLERK & REGISTER
DAVIDSON COUNTY, TN.

04118296
IDENTIF. # REFERENCE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **26th** day of **March, 1998** before me personally appeared THELMA JEAN WATTS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERNESTINE W. OSBORNE, UNMARRIED, and acknowledged that he/she executed the same as the free act and deed of said THELMA JEAN WATTS.

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

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

ELSIE HARRIS, UNMARRIED and
~~95 CLAIBORNE STREET~~ 93 Claiborne St.
NASHVILLE, TN 37210

Property Address:

95 CLAIBORNE STREET
NASHVILLE, TN 37210

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 93-16, PARCEL 80

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **March, 1998.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

2352 03/30 0101 03CHECK 142.50

EXHIBIT 'A'

Being Lot No. 180 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 180 fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel liens, with the southerly margin of Fain, formerly Spring Street, 165 feet to an alley, and shows 35 feet on said alley.

BEING the same property conveyed to ERNESTINE W. OSBORNE, UNMARRIED, by Warranty Deed from JAMES R. WATTS AND THELMA J. WATTS, of record in Book 4455, page 163, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 93-16, PARCEL 80).

2. All matters as set forth on the Plan of record in Plat Book 21, pages 84 AND 85, said Register's Office.

3. Any and all other matters of record, including any easements, restrictions, etc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 523

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	35000.00
CON TX	129.50
PRFEE	1.00
MDEED	12.00
TOTAL	142.50
CHECK	142.50

03/30/98 01 12:33 0001 3352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 18296
IDENTIF. ← REFERENCE

98 MAR 30 PM 12:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1272624