[redacted]

Box 11

BOOK 11219 PAGE 558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 2[illegible] 1999
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Keesee		71-10-117
(NAME)	(NAME)	
1223 Katie Avenue	3225 LaGrange Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37218	
(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, John Osborne, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Keesee, unmarried

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. 79 on the Plan of J. B. Haynie's Cumberland Heights, as of reocrd in Book 57, Page 170, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the easterly side of Katie Avenue, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to John Osborne from James Leon Washington, Ralph Washington, Harold Washington, Wanda Osborne, and Barbara Osborne, heirs at law of Frances Osborne by Quitclaim Deed of record in Book 11219, Page 556, Register's Office of Davidson County, Tennessee.

This is not the principal residence of the grantor.

0516627
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 1:26
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1223 Katie Avenue, Nashville, TN 37207
(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 13th day of November 19 98

JOHN OSBORNE
John Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11219 PAGE 559

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Osborne

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 Nashville, Tennessee, this 13th day of November, 1998.

Commission expires _____

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 24 1999

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

1353 11/24 0101 03CHECK 23.95

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

RECEIVED OF _____

FOR _____

BOOK 11219 PAGE 560

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	~~3500.00~~
			CON TX	12.95
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	23.95
			CHECK	23.95
11/24/98	01		13:26 0001	1353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516627
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 1:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137639