This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Rodney E. Osborne and Konnie P. Osborne
2244 Greenwood Avenue
Nashville, TN 37206

SEND TAX BILL:
To Owner

BOOK 11340 PG. 357

MAP AND PARCEL:
MAP 071-01
PARCEL 042
13DA-22420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas R. Lipscomb and wife, Dorothy J. Lipscomb hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rodney E. Osborne and wife, Konnie P. Osborne, as tenants by the entirety, 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:

BEING Lot No. 29, on the Plan of Whites Creek Pike, not of record, described as follows:

SAID Lot fronting 50 feet on the northerly margin of Yokley Drive, and running northwardly between parallel lines 150 feet to a dead line, the southeast corner of Lot 29 being a stake in the northerly margin of Yokley Drive, 578 feet west of the intersection of the northerly margin of Yokley Drive with the westerly margin of Old Mathews Road (Natchez Trail) a county road, and running thence N82°W along the northerly margin of Yokley Drive, 50 feet to a stake and common corner of Lots 29 and 30; thence with common boundary of Lots 29 and 30, N8°60'E, 150 feet to a dead line; thence S32°E, 50 feet to a stake, the common corner of Lots 29 and 28; thence along the common property of Lots 29 and 28, S8°00'W, 150 feet to the point of beginning.

Being the same property conveyed to Thomas Lipscomb, by deed from Mary Ann Guess of record in Book 7369, Page 494, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and paid.

Dorothy J. Lipscomb joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

Thomas R. Lipscomb and Thomas Lipscomb is one and the same person.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as Yokely Road, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rodney E. Osborne and wife, Konnie P. Osborne, their heirs and assigns, forever; and we, Thomas R. Lipscomb and wife, Dorothy J. Lipscomb 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of February, 1999.

Thomas R. Lipscomb

Dorothy J. Lipscomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas R. Lipscomb and wife, Dorothy J. Lipscomb the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of February, 1999.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 4,100.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5821 02/12 0101 03CHECK 26.17

05488989

IDENTIF. & REFERENCE

99FEB 12 PM 4:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11340 PG. 359

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0548989
IDENTIF. ↑ REFERENCE

99FEB 12 PM 4:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT	4100.00
CON TX	15.17
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	26.17
CHECK	26.17

02/12/99 01 16:15 0001 5821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425084