PICK-UP

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

Instr:200004200039537 Page: 1 OF 2
REC'D FOR REC 04/20/2000 10:15:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $8.80

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 2,400.

T. C. Jones
Affiant

Sworn to and subscribed before me this 20th day of April, 2000.

J. Chandler
NOTARY PUBLIC

~~My Commission Expires~~: _____

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
T. C. Jones	Same	Map 81-6
150 Kenner Avenue		Parcel 190
Nashville, TN 37205-2219		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ray D. Osborne and wife, Georgia O. Osborne**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **T. C. Jones**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 52.6 feet of Lot No. 24 on the Plan of J. Matt William's Subdivision of Lot No. 8 of the Harding Bosley Tract, as of record in Book 332, page 54, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 52.6 feet on the westerly side of 26th Avenue, North, formerly Beck Spring Road, and extends back from the center of said Avenue, 550 1/2 feet to a dead line.

Being the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne by deed from Loney B. Stewart, Sr., and wife, Dorothy L. Stewart, of record in Book 5206, page 825, said Register's Office.

The above-described description is the same as that used in the previous deed noted above.

Included in the above-described description, but expressly excluded from this conveyance is that property described in those deeds of record in Book 5811, page 587 and Book 6328, page 872, said Register's Office

This is property known as 2115 26th Avenue, North, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 18th day of April, 2000.

Larry D. Osborne
Ray D. Osborne Larry D. Osborne,

Georgia O. Osborne
Georgia O. Osborne

DURABLE POWER-OF-ATTORNEY
OF RECORD BOOK 8131, PAGE, 313 R.O.D.C. TENNESSEE

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, **Georgia O. Osborne**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of April, 2000.

APRIL S. CLAYTON NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

April S. Clayton
NOTARY PUBLIC

My Commission Expires: Aug. 23, 2003

State of Tennessee)
County of Davidson)

On this 18th day of April, 2000, before me personally appeared **Larry David Osborne**, 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 **Ray D. Osborne**, and acknowledged that such person executed the same as the free act and deed of **Ray D. Osborne**.

Witness my hand and official seal this 18th day of April, 2000.

APRIL S. CLAYTON NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

April S. Clayton
NOTARY PUBLIC

My Commission Expires Aug 23, 2003.