02

Realty 421

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200008300085948 Page: 1 OF 2
REC'D FOR REC 08/30/2000 3:48:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1350.50

WARRANTY DEED

THIS INDENTURE, made this 27th day of July, 2000 between **CHRISTOPHER E. OSBORNE AND WIFE , AMY K. OSBORNE** of **DAVIDSON** County, Tennessee, First Parties, and

Jay W. Werth and wife, Martha E. Werth

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Christopher E. Osborne and wife, Amy K. Osborne

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE , BEING LOTS 24-27 , BLOCK F , REVISED PLAN OF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES OF RECORD IN BOOK 843 , PAGE 102 , REGISTER'S OFFICE FOR SAID COUNTY , TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION .

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER E. OSBORNE AND WIFE , AMY K. OSBORNE , BY DEED FROM GEORGE A. ADAMS AND WIFE , MONICA JOY ADAMS , OF RECORD IN BOOK 11009 , PAGE 974 , REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE .

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

CHRISTOPHER E. OSBORNE

AMY K. OSBORNE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHRISTOPHER E. OSBORNE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of July, 2000.

Notary Public

My commission expires: 7-27-2002 Printed name: Denine J. Puch
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AMY K. OSBORNE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of July, 2000.

Denine J. Puch
Notary Public
Printed name: Denine J. Puch

My commission expires: 7-27-2002
(NOTARY SEAL)

PROPERTY OWNER:
Jay W. Werth
3601 Wimbledon Road
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

CLT#_____

Map & Parcel No: 117-09-8

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 365,000.00.

_____(AFFIANT)

Subscribed and sworn to before me, this 29th day of August, 2000.

Notary Public
Printed Name Barbara T. Hodge

My commission expires 11/04/01

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
Printed Name_____

My commission expires _____