20-1-743

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/01 13:46 2pgs
Fees:11.00 Taxes:244.20

20010119-0005987

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2001

Notary Public

My Commission Expires 10-24-2004

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FELIX CONDARCO (NAME)	Flagstar Bank FSB (NAME)	MAP 119-01
324 Valeria Street (ADDRESS)	5151 Corporate Drive (ADDRESS)	PARCEL 386
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Troy, Michigan 48098 (CITY) (STATE) (ZIP)	FB #06DA-15383

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, JOSEPH A. OSBOURN AND WIFE, SHIRLEY HUNT OSBOURN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FELIX CONDARCO, 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. 49 on the Map of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 fronts 67 feet on the northerly side of Valeria Street, and runs back between parallel lines, with the easterly side of Wickson Avenue, 150 feet to an alley.

BEING the same property conveyed to Joseph A. Osbourn and wife, Shirley Hunt Osbourn, by Deed from George Hunt and wife, Ella Marie Hunt, of record in Book 8915, Page 136, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Joseph A. Osbourn and wife, Shirley Hunt Osbourn pursuant to a Power of Attorney executed by same on the 27th day of December, 2000, and being filed for record simultaneously herewith.

The said Shirley Hunt Osbourn being one and the same person as Shirley H. Osbourn.

unimproved ( )
This is improved (X) property, known as 324 Valeria Street, Nashville, TN 37210
(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 our hand s this 16th day of January 2001

Joseph A. Osbourn
JOSEPH A. OSBOURN
By: George Buddy Hunt
George Buddy Hunt, Attorney-in-fact

Shirley Hunt Osbourn
SHIRLEY HUNT OSBOURN
By: George Buddy Hunt
George Buddy Hunt, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of January, 2000, before me personally appeared George Buddy Hunt, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Joseph A. Osbourn and wife, Shirley Hunt Osbourn, and acknowledged that he executed the same as the free act and deed of the said Joseph A. Osbourn and wife, Shirley Hunt Osbourn.

Susan Mattox
Notary Public

My Commission Expires: May 28, 2003

My Commission Expires NOV. 24, 2001