Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 15:28 2pgs
Fees:13.00 Taxes:289.53
20020604-0067702

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osborne Bros. Partnership (NAME)	SAME (NAME)	MAP 84-11
409 Dennywood Drive (ADDRESS)	(ADDRESS)	PARCEL 174
Nashville, TN 37214 (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, Danny Eugene King and wife, Christy King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Osborne Bros. Partnership

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. 189 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 28, said Register's Office.

Said Lot No. 189 fronts 80 feet on the easterly side of Denneywood Drive and runs back 120 feet on the northerly line and 120 feet on the southerly line to a broken line in the rear on which it measures 113.14 feet.

Being the same property conveyed to Danny Eugene King by deed from Eugene King of record in Book 8943, page 63, Register's Office for Davidson County, TN.

Christy King joins in this conveyance to convey any interest she may have as the wife of Danny Eugene King.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, page 28, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 409 Dennywood Drive, Nashville, TN 37214
(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 30th day of May, 2002

Danny Eugene King
Danny Eugene King

Christy King
Christy King

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 Danny Eugene King and wife, Christy King

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2002.

Commission expires 3-24-05

Notary Public

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 _____, _____.

My commission expires _____

_____
Notary Public