WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 10/28/04 12:59 2pgs
Fees:13.00 Taxes:55.50
20041028-0129771

Martin A. Kooperman, Attorney
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

****

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Bobby D. Osborne 612 South 13th Street Nashville, TN 37206	Bobby D. Osborne 2118 Jones Circle Nashville, TN 37207	Map: 94-1 Parcel: 79 18W14820

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, We, Clarence B. Casteel and Annetta F. Casteel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby D. Osborne hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot. No. 48 on the amended plan of lot lying between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 50 feet on the westerly margin of South 13th Street and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

BEING the same property conveyed to Clarence B. Casteel and Annetta F. Casteel by Warranty Deed from V. Ray Parham et ux Gloria Parham of record in Book 8619, Page 866, Register's Office for Davidson County, Tennessee.

THIS is improved property known as, 612 South 13th Street, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE** that he is 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 he does further covenant and bind themselves, his heirs 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 26th day of October, 2004.

Clarence Casteel
CLARENCE B. CASTEEL

Annetta Casteel
ANNETTA F. CASTEEL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clarence B. Casteel and Annetta F. Casteel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 26th day of October, 2004.

LISA PARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

Lisa Parnell
NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/2008

The actual consideration or value whichever is greater for this transfer is $15,000.00

Bobby Allen
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of October, 2004.

LISA PARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

Lisa Parnell
NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/2008