This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JOHN R. MARTIN ET UX

EVELYN J. MARTIN

TO

RAY D. OSBORNE ET UX

GEORGIA O. OSBORNE

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Attorney
3311 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray D. Osborne Et Ux (NAME)	First Federal Savings & Loan Assc. (NAME)	Map 73-13
644 Lemont Cir (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. N. (STREET ADDRESS)	Parcel 112
Nash. Tenn 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 21 10 28 AM '76

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 76.

_____ Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)

D 45616

For and in Consideration of the sum of $9,828.32

Nine Thousand Eight Hundred Twenty Eight and 32/100 DOLLARS

cash in hand paid by the Grantees, the receipt of which is hereby acknowledged by the Grantors and the assumption by the Grantees herein of a first mortgage indebtedness on the premises, evidenced by a deed of trust, to T. I. Holman, Jr. Trustee, of record in Book 4322, Page 369, Register's Office for Davidson County, Tennessee, in the original principal amount of $14,950 00 We, John R. Martin and wife, Evelyn J Martin

have bargained and sold, and by these presents do transfer and convey unto the said Ray D. Osborne and wife, Georgia O. Osborne 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. 36, and a small portion of Lot No. 37 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Mailan Drive at the common front corner of Lot Nos. 35 and 36; thence with the common boundary line between Lots Nos. 35 and 36, westerly 156.7 feet to the common rear corner of Lots Nos. 35, 36, 39 and 40; thence with the common rear line of Lots Nos. 36 and 39, northerly 33.6 feet to a monument at the rear corner of Lots Nos. 36, 37 and 39; thence north 40° 30' east 67 feet to an iron pin, which pin is 7 feet westerly from the southwest corner of a home; thence north 47° 43' east 83.3 feet to an iron pin in the margin of Mailan Drive at the common front corner of Lots Nos. 36 and 37; thence with the margin of Mailan Drive as it proceeds around a curve in a southeasterly direction 92.1 feet to a monument; thence continuing with the margin of Mailan Drive, southerly 31.4 feet to the point of beginning.

Being the same property conveyed to John R. Martin and wife, Evelyn J. Martin by deed from Chester R. Shockney and wife, Melba N. Shockney, of record in Book 4566, Page 815 Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow by First Federal S & L Assoc. and do hereby authorize First Federal S & L Assoc. to transfer the existing fire and hazard insurance on the premises to grantees

BOOK 5017 PAGE 367

WD-2

This is { unimproved ( ) / improved (X) } property, known as 2700 Mailan Drive (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee 37206 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray D. Osborne and wife, Georgia O. Osborne their heirs and assigns, forever.

And we do covenant with the said Ray D. Osborne and wife, Georgia O. Osborne 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. except as set out above and a second mortgage indebtedness evidenced by Deed of Trust of record in Book 4872, Page 157, payable to Nashville City Bank & Trust Co. in the present principal balance of $ 1,645.73 which the grantors ~~And~~ agree to pay from the proceed of this sale.

And we, the said John R. Martin and wife, Evelyn J. Martin do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Ray D. Osborne and wife, Georgia O. Osborne their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of April, 19 76

John R. Martin

Evelyn J. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named John R. Martin and wife, Evelyn J. Martin

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 19 76

Paul G. Blankenship, Notary Public.

Commission expires August 14, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

APR 21 ?? CONV 23,500.00
APR 21 ?? STAX B* 61.10
APR 21 ?? TAXEE B* .50
APR 21 ?? WDEED B* 4.00
APR 21 ?? MISC B* 20 * 65.80

Witness my hand and seal, at office in ..... this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....