BOOK 5186 PAGE 460 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 1977

Notary Public

MY COMMISSION EXPIRES: 4-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray D. Osborne (NAME)	Commerce Union Bank (NAME)	MAP 162-3
5028 Mc Lendon Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 88
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	5DU 50390

FOR AND IN 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, James E. Clinard et ux Gloria Jean Clinard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray D. Osborne et ux Shirley Ann Osborne

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. 31 on the plan of Section One, Colewood Hills, of record in Book 4300, page 130, Register's Office for said County.

SAID Lot No. 31 fronts 75.0 feet on the easterly margin of McLendon Drive and extends back 191.94 feet on the northerly line and 179.87 feet on the southerly line to a dead line in the rear, measuring 75.97 feet thereon.

BEING the same property conveyed to James E. Clinard and wife, Gloria Jean Clinard by deed Myrick R. Cowart and wife, Esther Cowart of record in Book 4865, page 493, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 5028 Mc Lendon Drive (House Number) (Street) Nashville, Tn 37211 (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 11TH day of AUGUST, 1977

James E. Clinard

Gloria Jean Clinard

STATE OF ~~TENNESSEE~~ TEXAS
~~DAVIDSON~~ County of Collin

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Clinard et ux Gloria Jean Clinard

the bargainor, 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 11TH day of AUGUST 19 77

Commission expires 3-31-79

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM James E. Clinard

TO Ray D. Osborne

E 21530

IDENTIF. REFERENCE

AUG 19 3 40 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

AUG 19 77	CONV	38,500.00		
AUG 19 77	S'TAX		B* 100.10	
AUG 19 77	PR'FEE		B* .50	
AUG 19 77	W'DEED		B* 4.00	* 104.60

Rec'd 1, Box 8

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

RL