This Instrument Prepared By:
DAVID B. HERBERT
Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5294 PAGE 90

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-5-235	Mr/Mrs Merrill J.Osborne,Jr	Third National Mortgage Co. Third National Bank Bldg. Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5DU-38681	413 Ocala Court, North	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note,dated August 16, 1974, in the original principal sum of $28,250.00, payable to John W. Murphree Company (now Third National Mortgage Company), in monthly installments as set out in said note with interest as set forth therein, and being secured by a deed of trust executed by Donald Ray Bumgardner and wife, to John W. Murphree, Trustee, as of record in Book 4844, page 641, said debt having since been assigned to Government National Mortgage Association, by instrument of record in Book 4846, page 403,

DONALD RAY BUMGARDNER and wife, RUNELLE S. BUMGARDNER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MERRILL J. OSBORNE, JR., and wife, LEIGH KELLY OSBORNE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the Plan of Resubdivision of Lots 95-101 and 87 of Hickory Valley Subdivision, Section 3, as of record in Book 4715, page 29.

Said Lot No. 99 fronts 81.0 feet on the westerly margin of Ocala Court North and extends back 174.11 feet on the southerly line and 171.95 feet on the northerly line, to a line in the rear on which it measures 64.22 feet.

Being the same property conveyed to Donald Ray Bumgardner and wife, Runelle S. Bumgardner, by deed from Randall Phillips Builders, Inc, as of record in Book 4844, page 639.

JUN-5 78	CONV	35,604.17			
JUN-5 78	S'TAX		B*	92.56	
JUN-5 78	PR'FEE		B*	.50	
JUN-5 78	W'DEED		B*	4.00	* 97.06

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of May, 1978.

Donald Ray Bumgardner

Runelle S. Bumgardner

Donald Ray Bumgardner

Runelle S. Bumgardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Donald Ray Bumgardner

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

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of May, 1978.

My commission expires: 8-20-78

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Runelle S. Bumgardner

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

Witness my hand and official seal at Nashville, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,604.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1978

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

DONALD RAY BUMGARDNER AND WIFE

TO

MERRILL J. OSBORNE, JR., AND WIFE

E 6 9 1 2 4.

IDENTIF. REFERENCE

JUN 5 2 00 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public