BOOK 5631 PAGE 328

2754 07/31 157.04- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

x James R Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1980.

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Osborne and James R. Wilson (NAME)	Mercantile Mortgage Company (NAME)	134-13
250-252 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	215
Nashville (CITY) Tn. (STATE) 37211 (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	5DU 11217

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, H. J. Hensen and wife, Lawrence J. Hensen,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Osborne, a one-half undivided interest, and James R. Wilson and wife, Valerie Wilson, a one-half undivided interest

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. 372 on the plan of Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 372 fronts 82.00 feet on the northwesterly margin of Largo Drive and extends back 115.0 feet on the northeasterly line and 131.1 feet on the southwesterly line to a broken line in the rear, measuring 69.33 feet thereon.

BEING the same property conveyed to H. J. Hensen and wife, Lawrence J. Hensen, by deed from Joe Thomas Smith and wife, Kathryn Annette Smith, of record in Book 5328, page 177, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants contained in instrument of record in Book 4213, page 155, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

G 0 0 0 6 2

1 IDENTIF. REFERENCE

Jul 31 2 06 PM '80

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

unimproved ( )
This is improved (XX) property, known as 250-252 Largo Drive, Nashville, Tennessee 37211
(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 July, 19 80

H. J. Hensen

Lawrence J. Hensen

BOOK 5631 PAGE 329

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. J. Hensen and wife, Lawrence J. Hensen

the bargainors, 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 30th day of July, 1980

Commission expires 10/17/82

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
H. J. HENSEN ET UX

TO
DAVID F. OSBORNE AND
JAMES R. WILSON

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Row 1, Box 8 dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5631 PAGE 330

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57900.00- CO	
			150.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	157.04-
2754	A	07/31/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.0.0.6.2

IDENTIF. REFERENCE

JUL 31 2 06 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 770932