THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6129 PAGE 874

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bank of Goodlettsville 100 Main Street Goodlettsville, TN 37072	Same	Map 26-1 Parcels 99, 131 & 132

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS MELVIN OSBORNE and wife, JANE HOLMAN OSBORNE, hereinafter referred to as the "GRANTEES," have bargained and sold, and by these presents do transfer and convey, unto the said BANK OF GOODLETTSVILLE, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lots No. 2, 3 and 4 on the Plan of the resubdivision of the T. M. Osborne commercial subdivision, Goodlettsville, Davidson County, Tennessee, of record in Book 5800, page 251, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the meets and bounds of said lots.

BEING a part of the same property conveyed to Thomas Melvin Osborne and wife, Jane Holman Osborne, by deed from William Ray Medlin and wife, Louise Byrum Medlin, of record in Book 5002, page 551, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever.

And we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for 1983 taxes which are a lien, but not yet due and payable, and except for a deed of trust executed by Thomas Melvin Osborne and

09/06 #94.50 CHECK

4970

wife, Jane Holman Osborne, to Everett A. Covington, Jr., Trustee, of record in Book 5003, page 830, said Register's Office, to secure to Security Federal Savings and Loan Association one note dated March 3, 1976, in the original principal amount of $74,800.00, payable as provided therein, and as modified by Modification Agreement of record in Book 5403, page 826, said Register's Office, to which reference is hereby made for a more complete and accurate description of the terms, provisions and conditions contained therein.

And we do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of August, 1983.

Thomas Melvin Osborne
THOMAS MELVIN OSBORNE, Grantor

Jane Holman Osborne
JANE HOLMAN OSBORNE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS MELVIN OSBORNE and wife, JANE HOLMAN OSBORNE, 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, this the 30th day of August, 1983.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/22/84



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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Hugh O. Travis
AFFIANT

Sworn to and subscribed before me, this the 30th day of August, 1983.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/22/87

H 7 1 5 4 7

IDENTIF. REFERENCE

SEP 6 9 59 AM '83

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6129 PAGE 877

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

225000.00- CO
585.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 594.50-
4970A09/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 1 5 4 7

IDENTIF. REFERENCE

SEP 6 9 59 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976335