File 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Karen W. Hall 5045 N. Hilson Road Nashville, TN 37211	Commerce Union Bank P. O. Box 2546, 800 Main Street Nashville, TN 37219	161-3-134 6DU 65889

WARRANTY DEED BOOK 6532 PAGE 135

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5381, Page 890, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank, the original principal amount of $38,500.00, payable as therein specified, we, Roy B. Osborne, Jr. and wife, Judy M. Osborne, have bargained and sold, and by these presents do transfer and convey unto the said Karen W. Hall, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Resubdivision of Lots No. 15 and 16, McMurray Park, of record in Book 5190, Page 200, Register's Office for said County.

Said Lot No. 15 front 107.19 feet on the westerly margin of North Hilson Drive and extends back 241.25 feet on the northerly line and 234.13 feet on the southerly line to a dead line in the rear, measuring 34.29 feet thereon.

Being the same property conveyed to Roy B. Osborne, Jr. and wife, Judy M. Osborne by deed from Ellen M. Stewart, unmarried of record in Book 5491, Page 498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 5045 N. Hilson Road, Nashville, TN 37211.

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.

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.

Witness our hands this 15 day of August, 1985.

Roy B. Osborne Jr.
ROY B. OSBORNE, JR.

Judy M. Osborne
JUDY M. OSBORNE

13/16 175.24 - check

#076

BOOK 6637 PAGE 136

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 ROY B. OSBORNE, JR. AND WIFE, JUDY M. OSBORNE, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 64,860.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF AUGUST, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

IDENTIFICATION REFERENCE

29077

AUG 16 9 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6632 PAGE 137

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64860.66- CAITL
168.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
B006A08/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29077

IDENTIFICATION REFERENCE

AUG 16 9 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163941