STATE OF TENNESSEE
COUNTY OF CHEATHAM

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: 7-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Osborne, et ux (NAME)	Same (NAME)	Map 72-13
5858 Old Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 286
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W-25585

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, Franklin Smith and wife, Lucille Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Osborne and wife, Glenda 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:

BEING Lot No. 35 of Block "B" on the Revised Plat of a part of L. M. Ezell's 12.11 acre tract, as of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to the southerly line of Lot No. 54.

BEING the same property conveyed to Franklin Smith and wife, Lucille Smith, by deed from Herbert Lee Cundiff, Executor of the Estate of Ruby Cundiff, with full power and authority to sell, transfer, and convey, of record in Book 6802, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such easements, setback lines and Restrictive Covenants of record in the Register's Office for Davidson County, Tennessee.

The consideration for this conveyance is the assumption by GRANTEES of a note in the original principal sum of $21,795.00, payable to the order of Ashland City Bank and Trust Company, which is described in and secured by Deed of Trust of record in Book 6802, page 627, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (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 hands this 26th day of April, 1986

Franklin Smith
FRANKLIN SMITH

Lucille Smith
LUCILLE SMITH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin Smith and wife, Lucille Smith

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 26th day of April 19 86

Commission expires My Commission Expires May 13, 1989

Notary Public

STATE OF TENNESSEE
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

FRANKLIN SMITH, ET UX

TO

CHARLES OSBORNE, ET UX

97308

IDENTIF REFERENCE

MAY 2 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

20000.00- CAMT
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.50-
9894A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97308

IDENTIFICATION REFERENCE

MAY 2 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243823