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File in Box #6
#86-5-59

FORM NO. WD-1

09690

IDENTIFICATION REFERENCE

JUN 12 9 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500, One Church St. Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Entrekin (NAME)	Leader Federal Mortgage, Inc. (NAME)	Map 103-8
507 North Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 172
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphsi, TN 38103 (CITY) (STATE) (ZIP)	26W-8955

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, Dennis N. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugh Entrekin

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. 374 on the Map of Richland Realty Company's Subdivision "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 374 fronts 60 feet on the westerly margin of Wilson Avenue and extends back between parallel lines measuring 200 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Dennis N. Osborne by deed from John L. Fox, unmarried, of record in Book 6296, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The subject premises is not the principal place of residence of the said Grantor herein.

THIS instrument is being executed in behalf of Dennis N. Osborne pursuant to a "Power of Attorney" executed by same on the 30th day of May, 19 86, and being filed for record simutaneously herewith.

This is improved (XX) unimproved ( ) property, known as 507 North Wilson Boulevard, Nashville, Tennessee 37205
(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 his hand this 4th day of June, 19 86

Dennis N. Osborne Dennis N. Osborne

Ray Pruett Attorney in Fact

BY: RAY PRUETT
Attorney-In-Fact

STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM
DENNIS N. OSBORNE

TO
HUGH ENTREKIN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

Mail Watt. Lkpers & Jeed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of June, 1986, before me personally appeared RAY PRUETT, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of DENNIS N. OSBORNE, and acknowledged that he executed the same as the free act and deed of the said DENNIS N. OSBORNE.

My Commission Expires: ~~2/19/88~~

_____
Notary Public

4-14-89

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
			79000.00- CAMT.	
			205.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.90-
4535A06/12/86		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 6 9 0

IDENTIFICATION REFERENCE

JUN 12 9 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258133