#6068 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7302 PAGE 156

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE AND SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. PORTER (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	Map 156-2
787 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 20127 (STREET ADDRESS)	Parcel 80
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Raleigh, N. Carolina 27619 (CITY) (STATE) (ZIP)	

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, JIM R. OSBORNE and wife, LINDA L. OSBORNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. PORTER and wife, NANCY B. PORTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 314 on the Plan of Section 3 and Resubdivision of Lot 246 Harpeth Valley Park Section 2, Harpeth Valley Park, as of record in Plat Book 4175, page 15, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jim R. Osborne and wife, Linda L. Osborne by deed from James H. Rock and wife, Susan N. Rock of record in Book 6417, page 249, said Register's Office.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 3857, page 858, made applicable in Book 4237, page 179; and (3) All matters appearing on the plan of record in Plat Book 4175, page 15, said Register's Office.

47.60

IDENTIFICATION REFERENCE

JUL 21 1 33 PM '87

unimproved ( )
This is improved (XX) property, known as 787 Myhr Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of July, 1987.

Jim R. Osborne
JIM R. OSBORNE

Linda L. Osborne
LINDA L. OSBORNE

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, 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 _____, this _____ day of _____ 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM R. OSBORNE and wife, LINDA L. OSBORNE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at Office, this 17th day of July, 1987.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JIM R. OSBORNE and wife, LINDA L. OSBORNE

TO JAMES H. PORTER and wife, NANCY B. PORTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7302 PAGE 158

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

960[illegible]-30- CASH
268.[illegible] CASH
.[illegible] [illegible]
6.[illegible] [illegible]
CHECK 275.30-
20080807221787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47680

IDENTIFICATION REFERENCE

JUL 21 1 33 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106214