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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Daniel J. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 3/1/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel J. Perkins (NAME) | National Mortgage Company (NAME) | 162-5 |
| 413 Ocala Court North (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 235 |
| Nashville, Tennessee 3721 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | 05DU 38681 |

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, Merrill J. Osborne, Jr. and wife, Leigh Kelly Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Perkins and wife, Deborah J. Perkins

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. 99 on the Plan of Resubdivision of Lots 95-101 and 87 of Hickory Valley Subdivision, oection 3, as of record in Book 4715, page 29, said Register's Office.

Said Lot No. 99 fronts 81.0 feet on the westerly margin of Ocala Court North and extends back 174.11 feet on the southerly line and 171.95 feet on the northerly line, to a line in the rear on which it measures 64.22 feet thereon

Being the same property conveyed to Merrill J. Osborne, Jr. and wife, Leigh Kelly Osborne by deed from Donald Ray Bumgardner and wife, Runelle S. Bumgardner of record in Book 5294, Page 90, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4604, page 526, Book 4630, page 548, and Book 5967, page 773 said Register's Office.

This conveyance is subject to any and all existing easements of record.

61763

IDENTIFICATION REFERENCE

SEP 2 10 40 AM '87

DAVIDSON COUNTY, TENN.

This is unimproved ( ) property, known as improved (XX) property, known as 413 Ocala Court North, Nashville, Tennessee 37211
(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 28th day of August, 19 87

Merrill J. Osborne, Jr.

Leigh Kelly Osborne

CHECK

Deed 174.50-

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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 Merrill J. Osborne, Jr. and wife, Leigh Kelly Osborne

the bargainor s, 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 28th day of August 19 87.

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
Davidson 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 ~~Merrill J. Osborne, Jr. and wife,~~ Leigh Kelly Osborne

TO Daniel J. Perkins and wife, Deborah J. Perkins

**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

60000.00- CAMT.
168.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.50-
8557A09/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6176.3

IDENTIFICATION REFERENCE

SEP 2 10 40 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 12326