BOOK 7477 PAGE 482

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelia J. Thomas (NAME) | National Mortgage Company (NAME) | 061-11 |
| 1119 Greenland Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 231.00 |
| Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38118 (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, WE, Thelma B. Williams, Thelma B. Baird and Husband, Alton Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelia J. Thomas and Frank B. Osborne, unmarried persons as joint tenants with right of surviorship

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 Metropolitan Nashville, Davidson County, Tennessee, described as follows:

Beginning in the center of Greenland Avenue, at the corner of lots Nos. 9 and 11; thence westwardly, with the center of said Avenue, 109.9 feet to James J. Cady's southeast corner; thence with his easterly line, northwardly 321.15 feet, more or less, to a stake in the north line of said plan of lots; thence with said line, south 75 deg. east 110.8 feet, more or less to the corner of lots Nos. 9 and 11; thence southwardly with the line between said two lots, 333 feet to the beginning.

Being the same property conveyed to Thelma B. Williams by deed from Cecil B. Williams et ux Thelma B. Williams, of record in Book 5518, Page 161, Register's Office for Davidson County, Tennessee.

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

Alton Baird joins in this conveyance for the sole purpose of conveying any marital rights he may have.

Thelma B. Williams and Thelma B. Baird being one and the same person.

This is unimproved (  ) improved (X) property, known as ~~1119 Greenland Avenue, Nashville, TN 37216~~ (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 hand s this 24th day of February, 19 88

Thelma B. Baird — Thelma B. Baird

Alton Baird — Alton Baird

STATE OF TENNESSEE
Davidson County

BOOK 7477 PAGE 483

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma B. Baird and husband, Alton Baird

the bargainors, 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 Antioch, Tennessee, this 24th day of February, 19 88.

Notary Public

Commission Expires October 9, 1991

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

0342 02/26 0101 03CHECK 224.90

WARRANTY DEED

FROM
Thelma B. Baird and husband, Alton Baird

TO
Shelia J. Thomas and Frank B. Osborne, unmarried persons

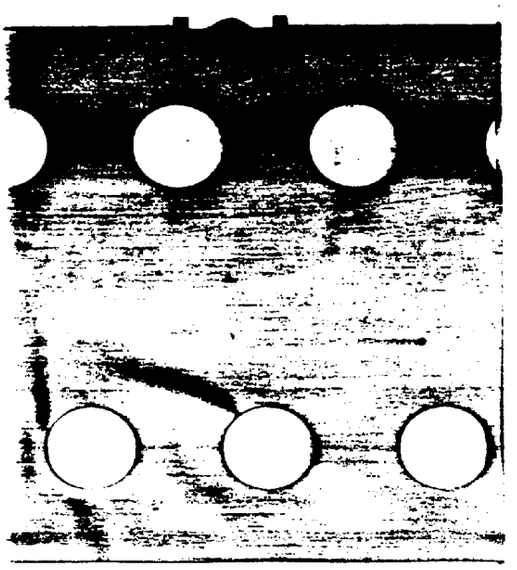
0.7.9.2.3

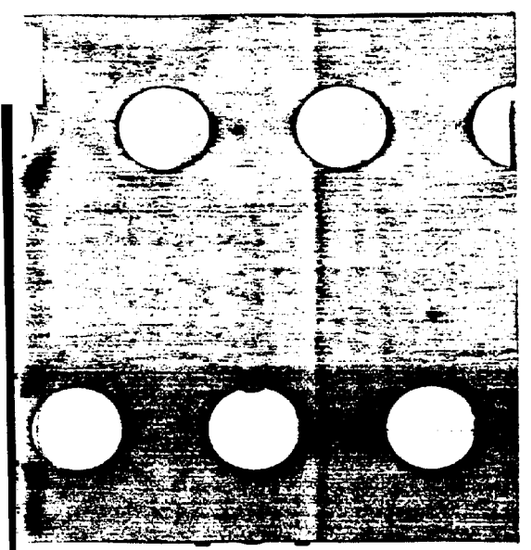
IDENTIFICATION REFERENCE

FEB 26 10 12 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7477 PAGE 484

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 78000.00
CON TX 218.40
PRFEE 0.50
WDEED 6.00
TOTAL 224.90
CHECK 224.90

02/26/88 01 10:17 0001 0342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.7.9.2.3

IDENTIFI REFERENCE

FEB 26 10 12 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

**No.** 65072