File 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
H. A. McClaron, et ux	SAME	92-04
(NAME)	(NAME)	
4364 Enchanted Circle		35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------($10.00)---------- DOLLARS

And other good and valuable consideration the receipt of which is hereby acknowledged, We, H. Clay Osborne, Jr. and wife, Carolyn Osborne

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have bargained and sold, and by these presents do transfer and convey unto the said H. A. McClaron and wife, Georgia McClaron

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE Exhibit A

8.44 73

FEE NTIC REFERENCE

Nov 10 9 52 AM '88

FELIX Z WILSON TT REGISTER DAVIDSON COUNTY, TN

6451 11/10 0101 03CHECK 50.75

This is unimproved ( ) improved ( ) property, known as 1414 Phillips Street (House Number) (Street)

Nashville, TN (City or Town) 37208 (Zip Code)

(P. O. Address)

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.

Whenever 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 9th day of November 19 88

H. CLAY OSBORNE, JR.

CAROLYN OSBORNE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Clay Osborne, Jr. and Carolyn Osborne

the bargainor s, 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 Nashville, Tennessee this 9th day of November, 19 88.

My commission expires 11/10/91 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 9th day of November, 19 88

My commission expires 11/10/91 Notary Public Richard Manson

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, 1314 5th Avenue North, Suite 300, Nashville, TN 37208
Name Address

WARRANTY DEED

FROM H. CLAY OSBORNE ET UX

TO H. A. McCLARON ET UX

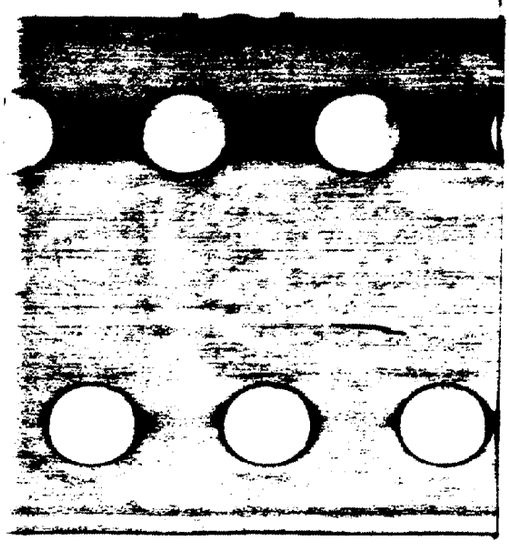
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

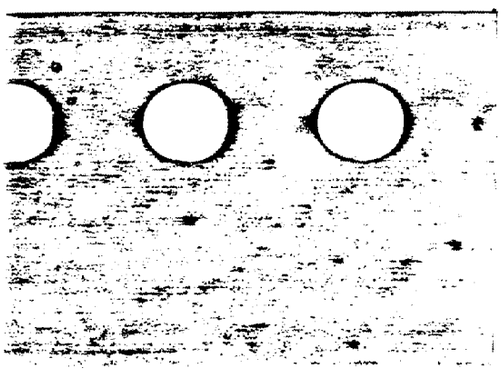
EXHIBIT 'A'

Being the westerly part of Lot 191 on the plan of Thomas Harding's Addition, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the north side of Phillips Street at the dividing line between Lots #191 and 192, of Thomas Harding's Addition, as of plan in Book 21, Page 58, of the R.O.D.C., Tennessee, running thence eastwardly with the north margin of Phillips Street 30 feet to a point; thence northerly parallel with Phillips Street 150 feet to an alley, thence westwardly with the south margin of said alley 30 feet to the dividing line between Lots #191 and 192, thence southwardly with the said dividing line of Lots #191 and 192, 150 feet to the beginning.

Being the same property conveyed to Marie D. Mayberry, by deed from Kate Graves, a widow, of record in Book 932, Page 174, Register's Office for Davidson County, Tennessee. The said Marie D. Mayberry having since died and said property being vested in H. Clay Osborne, Jr., as devisee under the Will of Marie D. Mayberry, of record in Will Book 87, Page 206, County Court Clerks Office, a certified copy being of record in Book 6837, Page 700, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7700 PAGE 622

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 12500.00
CON TX 41.25
PRFEE 0.50
WDEED 9.00
TOTAL 50.75
CHECK 50.75

11/10/88 01 09:55 0001 6451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8447.3

IDENTIFT REFERENCE

Nov 10 9 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153023