ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES W. OSBORNE ET UX	NATIONAL MORTGAGE COMPANY	13D40890
(NAME) 4997 Bull Run Road	(NAME) 4041 Knight Arnold Road	46-66
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, TN 37015	(STREET ADDRESS) Memphis, TN 38118	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7753 PAGE 803

For and in consideration of the sum of TEN AND 00/100 ----------($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, KENNETH OSBORNE, DEBORAH D. RATLIFF, SANDRA OZANNE, CAROLYN ADAMS, AND CHARLES WAYNE OSBORNE, being the only heirs-at-law of MARY LOUISE OSBORNE, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES W. OSBORNE AND WIFE, BETTY JO OSBORNE,

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

LAND in Davidson County, Tennessee, being more particularly described in Exhibit "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

DOYLE E. RATLIFF, husband of DEBORAH D. RATLIFF; BARRY DEWAYNE OZANNE, husband of SANDRA OZANNE; BETTY JO OSBORNE, wife of CHARLES WAYNE OSBORNE; and ROGER ADAMS, husband of CAROLYN ADAMS, join in this conveyance for the sole purpose of relinquishing any marital rights they may have in subject property, now or in the future.

02263

IDENTIFICATION

JAN 18 12 29 PM '89

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

7189 01/18 0101 03CHECK 126.65

unimproved ( )
This is improved (xx) property, known as 4997 Bull Run Road (House Number) (Street)
Ashland City, TN 37015
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 January 19 89

Doyle E. Ratliff
Barry D. Ozanne
Roger Adams
Sandra Ozanne
Kenneth Osborne
Carolyn Adams
Betty Jo Osborne

This instrument Prepared By
WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Ave., Suite 100
Madison, TN. 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7753 PAGE 804

Personally appeared before me the undersigned, a Notary Public in and for said County and State Kenneth Osborne &wife, Vicki; Deborah D. Ratliff and husband, Doyle E. Ratliff; Sandra Ozanne and husband, Barry Dewayne Ozanne; Carolyn Adams and husband, Roger Adams; and Charles Wayne Osborne and wife, Betty Jo Osborne; the within named 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 Madison Tennessee, this 9th day of January, 19 89.

Joyce B. Donahue Notary Public

Commission expires 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, 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 _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self 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 $ 35,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Deborah D. Dudley

Sworn to and subscribed before me this 9th day of January, 19 89

My commission expires 5-20-92 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4760

EXHIBIT "A"

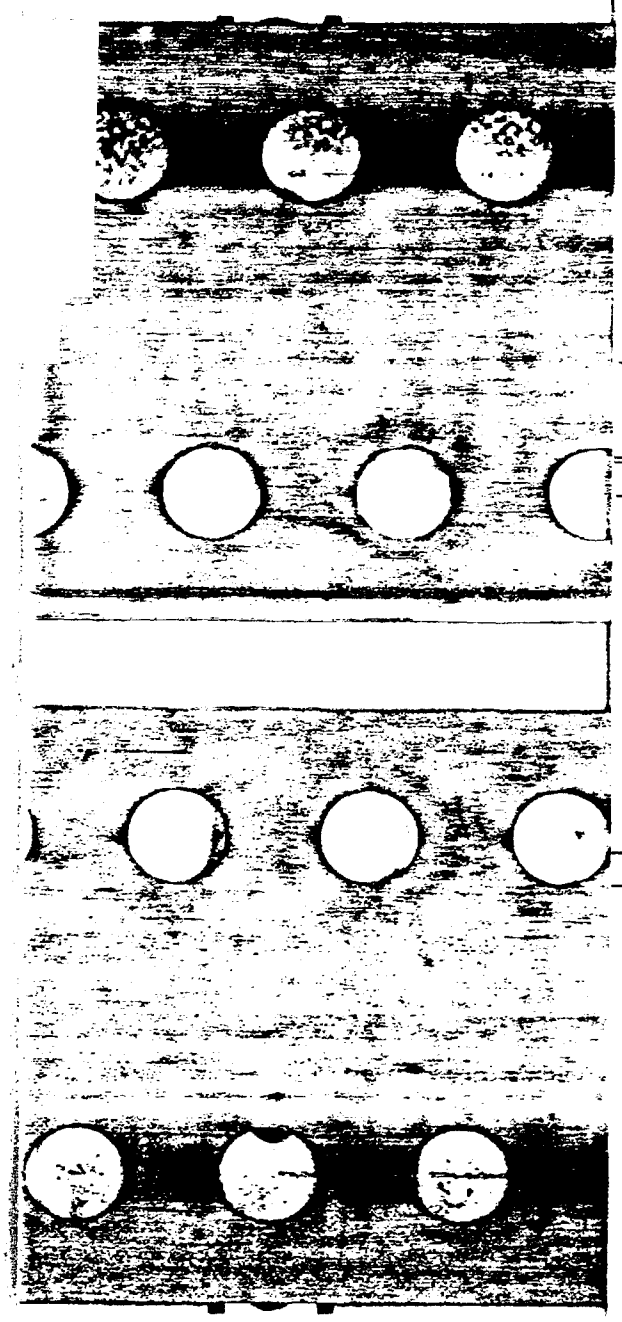
Being three tracts of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

TRACT I: Beginning at a double stake in the center of Bull Run Road, same being Rufus Gallaher, Jr.'s northeast corner; thence North 86° West 29-3/4 poles to a stone; thence North 50-3/4° East 20 poles to a culvert in said Bull Run Road; thence with said Road South 47-1/2° East 4-1/2 poles; thence South 40° East 15-1/10 poles to the beginning, containing 1.7 acres, more or less.

TRACT II: Beginning at a spike in the middle of Bull Run Road and running South 29° East 141 feet to a spike; thence North 65° 15' West 342 feet to a white oak tree in fence; thence South 86° East 240 feet to the beginning, containing 0.32 acres, more or less.

TRACT III: Beginning at a point in the center of Bull Run Road, corner of the property now owned by Lankford; thence with the center line of said Road, South 25° 15' East 120 feet, more or less; thence South 82° 30' West 805 feet, more or less, to an iron pin at a 12-inch oak tree; thence along the top of the ridge North 57° 30' West 630 feet, more or less, to an iron pin in a fence; thence North 2° East 88 feet to an oak tree; thence south 86° East 973 feet along a fence to a point near a 10-inch white oak tree, corner of Lankford's property; thence South 65° 15' East 342 feet, along the boundary of said property of Lankford, to the beginning, consisting of 7.75 acres, more or less.

Being the same property conveyed to Mary Louise Osborne by deed from James W. Stinnett, Jr., Trustee, of record in Book 5588, page 743, Register's Office for Davidson County, Tennessee.
The said Mary Louise Osborne having since died intestate, leaving the following as her only heirs-at-law: Charles W. Osborne, Clark Kenneth Osborne, Sandra Osborne Ozanne, Deborah Osborne Ratliff, and Carolyn Osborne Adams.



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

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 806

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

CAMT 35500.00
CON TX 117.15
PRFEE 0.50
WDEED 9.00
TOTAL 126.65
CHECK 126.65

01/18/89 01 12:30 0001 7189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02263

IDENTIFICATION REFERENCE

Jan 18 12 29 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173837