FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES: October 8, 1991

(AFFIX SEAL)

BOOK 7906 PAGE 255

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 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
James Robert Hale, Jr. (NAME)	Commercial Federal Mortgage Corporation (NAME)	095-11-0
423 Adair Road (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	100.00
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Omaha, NE 68124 (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 HERRBY ACKNOWLEDGED, WE, Frank B. Osborne and wife, Shelia J. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Hale, Jr. and wife, Tammy Renee Hale

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. 41 on the Plan of Cloverdale Subdivision of record in Plat Book 2133, Page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frank B. Osborne and wife, Phyllis M. Osborne by deed from Winfred M. Reed and wife, Judy B. Reed, of record in Book 4604, Page 198, Register's Office for Davidson County, Tennessee.

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

Shelia J. Osborne joins in this conveyance for the sole purpose of conveying any marital rights she may have.

5 4 8 9 6

Aug 3 11 11 AM '89

2253 08/03 0101 03CHECK 190.15

This is unimproved ( ) This is improved (XX) property, known as 423 Adair Road, Nashville, TN 37214
(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 1st day of August, 19 89

Frank B. Osborne — Shelia J. Osborne

Frank B. Osborne Shelia J. Osborne

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank B. Osborne and wife, Shelia J. Osborne

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 1st day of August, 19 89.

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___.

_____ Notary Public

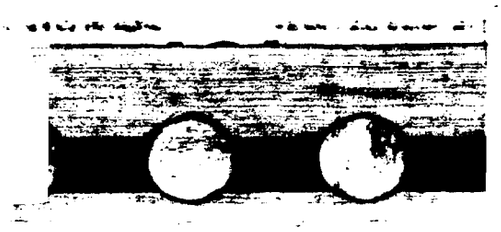
Commission Expires _____

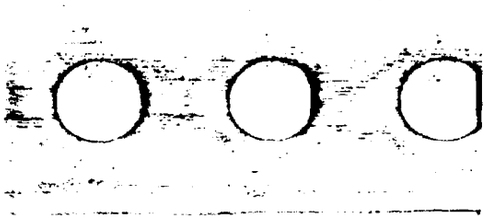
WARRANTY DEED

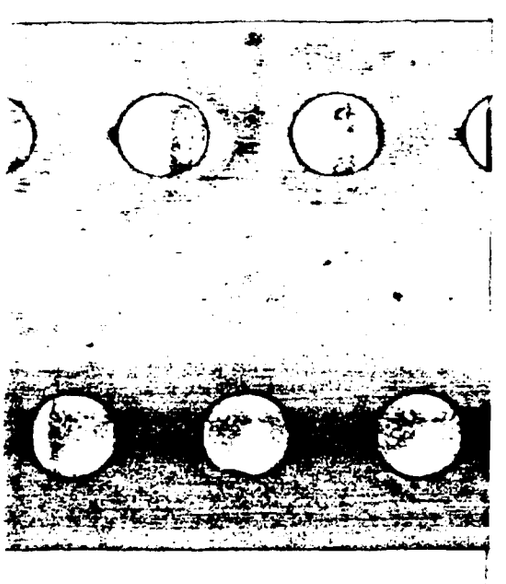
FROM
Frank B. Osborne and wife, Shelia J. Osborne

TO
James Robert Hale, Jr. and wife, [illegible]

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 7906 PAGE 257

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	55500.00
CON TX	183.15
PRFEE	1.00
MDEED	6.00
TOTAL	190.15
CHECK	190.15

08/03/89 01 11:11 0001 2253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.8.9.6.

IDENTIFICATION REFERENCE

AUG 3 11 11 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 235582