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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 $ 108,500.00

Kathy J. Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
David A. Nance	National Mortgage Company	MAP 110
(NAME)	(NAME)	
1653 Stewarts Ferry Pike	4041 Knight Arnold Road	PAR. 152
(STREET ADD RES OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN. 37076	Memphis, Tennessee 38118	04D 19495
(CITY) (STATE) (P. O ZIP)	(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, Ty H. Osman and wife, Nancy J. Osman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Nance and wife, Kathy J. Nance, as tenants by the entirety.

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:

BEING Tract No. 2 on the Plan of Ewin Wright Lands, not of record; being all of the property described in Deed Book 7983, Page 914 and further described according to a survey made by Wright & Associates, dated August 8, 1990 as follows:

Said Tract No. 2 begins at a point in the centerline of Stewarts Ferry Pike, th same point being the southeasterly corner of Tract No. 3 on said survey; thence north 3 deg. 33' 30" east a distance of 675 feet to a point being the northeasterly corner of Tract No. 3 on said survey; thence south 86 deg. 26' 30" east 200 feet to a point; being the northwest corner of Tract No. 1 on said survey; thence south 3 deg. 33' 30" west 675 feet to a point in the centerline of Stewarts Ferry Pike, being the southwest corner of Tract No. 1 on said survey; thence with the centerline of said Stewarts Ferry Pike north 86 deg. 26' 30" west a distance of 200 feet to the point of beginning and containing 3.1 acres more or less.

Being the same property conveyed to Ty H. Osman by Deed from Richard D. Malone and wife, Delois A. Malone of record in Book 7983, Page 236 & corrected in Deed Book 7983, Page 914, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4625, Page 23, said Register's Office.

Nancy J. Osman herein joins to convey any and all rights and interest she may have; especially her marital rights.

This is unimproved ( ) improved (X) property, known as 1653 Stewarts Ferry Pike, Hermitage, TN. 37076
(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 seised 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 29th day of August, 19 90

Ty H. Osman

Nancy J. Osman

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 Ty H. Osman and wife, Nancy J. Osman

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 29th day of August, 1990

Commission expires 5.22.93

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

5350 08/31 0101 03CHECK 365.05

WARRANTY DEED

FROM
Ty H. Osman
Nancy J. Osman

TO
David A. Nance
Kathy J. Nance

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

53993

IDENTIFICATION REFERENCE

AUG 31 10 52 AM '90

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN



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

CAMT
108500.00
CON TX 358.05
PRFEE 1.00
WDEED 6.00
TOTAL 365.05
CHECK 365.05

08/31/90 01 10:56 0001 5350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53993

IDENTIFICATION REFERENCE

Aug 31 10 52 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 351726