BOOK 9668 PG 847

This Instrument Prepared by:

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Paul J. Osborne
5710 Cloverhill Drive
Brentwood, Tennessee 37027

**SEND TAX BILLS TO:**
Same

# WARRANTY DEED

(Map 171-11, Parcel 1)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors, the undersigned, JAMES N. COLTHARP and wife, PATSY C. COLTHARP, have bargained and sold and do hereby transfer and convey unto PAUL J. OSBORNE and wife, COLETTE OSBORNE, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and Williamson County, Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 5710 Cloverhill Drive, Brentwood, TN 37027

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

**GRANTORS COVENANT** with said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 5th day of May, 1995.

**James N. Coltharp**

**Patsy C. Coltharp**

59473
IDENTIF. & REFERENCE

95 MAY 10 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, James N. Coltharp and wife, Patsy C. Cotharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-5-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-5-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN

**EXHIBIT "A"**

A TRACT of land in which the northeast portion lies in the 2nd Civil District of Davidson County, Tennessee, and the southwest portion lies in the 15th Civil District of Williamson County, Tennessee. Being shown as Lot No. 78 on the resubdivision of Lot No. 78, Section 8, Cloverland Acres, as of record in Plat Book 5190, page 232, Register's Office for Davidson County, Tennessee, and as of record in Plat Book 7, page 29, Register's Office for Williamson County, Tennessee.

BEGINNING at a point in the southerly margin of Cloverhill Drive, said point being South 83 deg. 34 ' 53" W 232.00 feet from the westerly margin of Cloverbrook Drive, as measures along the aforementioned margin of Cloverhill Drive; thence South 6 deg. 25' 07" E 192.41 feet to a point which is also designated as the division line between Davidson and Williamson Counties; thence with said line North 59 deg. 05' 43" W 18.19 feet to a point; thence leaving said line South 33 deg. 21' 08" W 116.92 feet to a point; thence South 89 deg. 38' 18" W 45.96 feet to a point; thence North 1 deg. 14' 07" E 1.75 feet to a point; thence North 29 deg. 30' 53" W 270.25 feet to a point which lies in the southerly margin of Cloverhill Drive; thence along said margin in a northeasterly direction with a curve to the right having a radius of 220.9 feet, crossing the aforementioned county line at 6.73 feet and continuing along said curve for 78.08 feet for a total length of 84.81 feet to a point; thence North 83 deg. 34' 53" E 158.0 feet to the point of beginning containing 1.07 acres, more or less.

BEING the same property conveyed to James N. Coltharp and wife, Patsy C. Coltharp by deed from William D. Blackmon and wife, Gail G. Blackmon of record in Book 5727, page 64, Register's Office for Davidson County, Tennessee, and in book 386, page 210, Register's Office for Williamson County, Tennessee, and re-recorded in Book 386, page 254, said Register's Office.

James N. Coltharp

Patsy C. Coltharp

9563 05/10 0101 03CHECK 677.15

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9668 PG 850

| | | |
|---|---|---|
| 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 | |
| | | | | 179500.00 |
| | | | CON TX | 664.15 |
| | | | PRFEE | 1.00 |
| | | | MTEED | 12.00 |
| | | | TOTAL | 677.15 |
| | | | CHECK | 677.15 |
| 05/10/95 | 01 | | 03:08 0001 | 9563 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

59473
IDENTIF. ↑ REFERENCE

95 MAY 10 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 908957