41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

X Michael S. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael S. Baxter (NAME) | First Bank & Trust (NAME) | MAP 96-10 |
| 2909 Emery Drive (ADDRESS) | 1691 North Mt. Juliet Road (ADDRESS) | PARCEL 178 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Mt. Juliet, Tennessee 37122 (CITY) (STATE) (ZIP) | 3DZ 59206 |

FOR AND 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, Donald Wilson Osborne and wife, Sherrie M. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Baxter and wife, Johanna M. Baxter

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. 351 on the Plan of Cloverhill Section 5, as of record in Book 2133, Page 88, Register's Office for said County, and being further described as follows:

Beginning at a point on the southerly side of Emery Drive at the common corner of Lots 350 and 351; thence with the line between said lots, southerly 155.7 feet to a point; thence easterly 34 feet to a locust post and concrete monument; thence south 4° 39' east 18 feet to a concrete monument; thence eastwardly 16 feet to the common corner of lots 351 and 352; thence with the line between said lots northwardly 170 feet to the southerly margin of Emery Drive; thence with the margin of the same westwardly 63 feet to the beginning.

Being the same property covneyed to Donald Wilson Osborne, by QuitClaim Deed from Linda D. Osborne, of record in Book 6477, Page 165, Register's Office for Davidson County, Tennessee. Sherrie M. Osborne, spouse of Donald Wilson Osborne, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

0086294

IDENTIF. ↑ REFERENCE

95 AUG -4 PM 12:14

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2991 08/04 0101 03CHECK 234.70

unimproved ( )
This is improved ( X ) property, known as 2909 Emery Drive, 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 27th day of July 19 95

Donald Wilson Osborne
Donald Wilson Osborne

Sherrie M. Osborne
Sherrie M. Osborne


First Data Systems, Inc.

DCTN01W 12/88

1-800-626-5427

BOOK 9753 PG 44

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 Donald Wilson Osborne and wife, Sherrie M. 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 Goodlettsville, Tennessee, this 27th day of July, 19 95

Commission expires 11-28-98

Notary Public

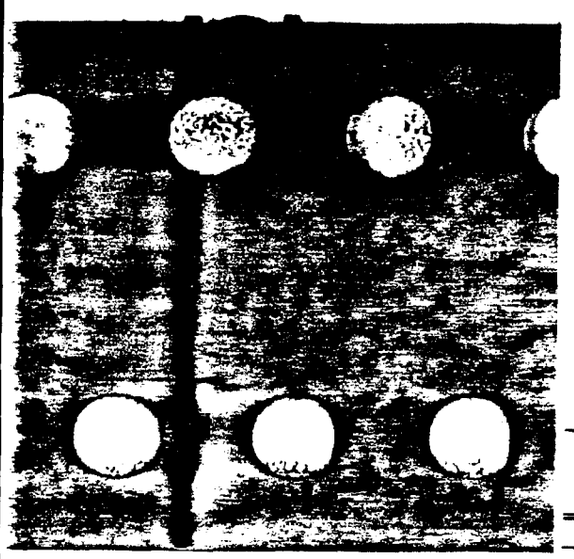
STATE OF TENNESSEE
COUNTY OF

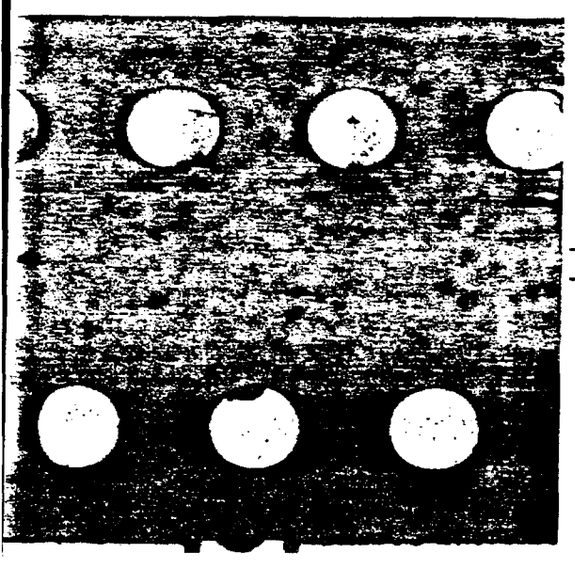
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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





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

RECEIVED OF _____

FOR _____

BOOK 9753 PG 45

| | | |
|---|---|---|
| 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 | 61000.00 |
| CON TX | 225.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 234.70 |
| CHECK | 234.70 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 B991

0086294
IDENTIF. & REFERENCE

95 AUG -4 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 338015