File Box 29

STATE OF TENNESSEE 6766
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 50,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 96

_____
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

BOOK 10004 PG 943

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve E. Osborne, Jr.	New Owner	Map 52-2, Par. 160
(NAME)	(NAME)	
627 Blackstone Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(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, Wayne P. McDonald and wife, Patricia McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve E. Osborne, Jr. and Juanita M. Ratterree

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 the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the revised Plan of Rainbow Terrace, Block B, of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extend back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Wayne P. McDonald and wife, Patricia McDonald by deed from Secretary of Housing and Urban Development, filed of record in Book 8596, page 728, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 627 Blackstone Drive, Madison, TN 37115

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 their hand s this 3rd day of April, 19 96.

Wayne P. McDonald
Wayne P. McDonald

Patricia McDonald
Patricia McDonald

6766

BOOK 10004 PG 944

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Wayne P. McDonald and wife, Patricia McDonald 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 Nashville Tennessee, this 3rd day of April, 19 96.

My commission expires 3/27/99

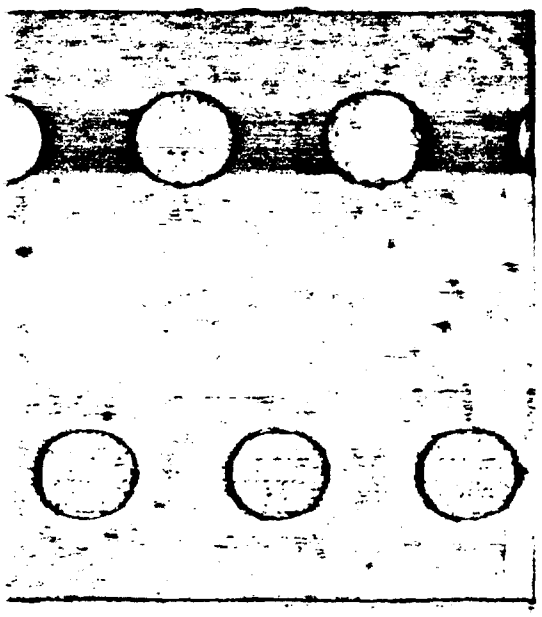
Notary Public Ollie Mai Parsley

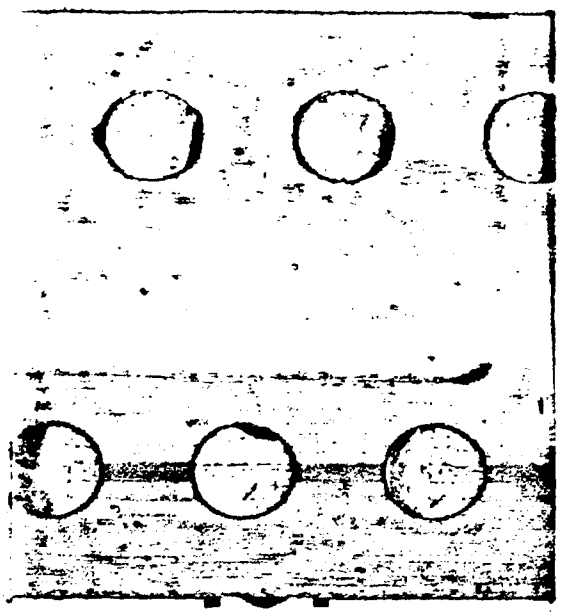
0167855
IDENTIF. ↑ REFERENCE

96 APR -4 AM 10:40

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5717 04/04 0101 03CHECK 194.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10004 PG 945

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

04/04/96 01 10:42 0001 6717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167855
IDENTIF. ↑ REFERENCE

96 APR -4 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024709