THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

BOOK 10038 PG 993

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Timothy A. Osborne, et ux. 3717 Bear Hollow Road Joelton, TN 37080	Same	Map 22 Parcel 36

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Six Hundred Dollars and no/100 ($25,600.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade, Executrix of the Estate of David R. Wade III, has bargained and sold and by these presents does transfer and convey unto the said Timothy A. Osborne and wife, Traci W. Osborne, as tenants by the entirety, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the northwest corner of a 5-acre tract conveyed to James D. Foster; thence with James D. Foster's west line, South 2 deg. 28' 08" West passing through an iron pin in the south margin of said road and crossing Bear Hollow Creek about 535.77 feet to an iron pin; James D. Foster's southwest corner and the southeast corner of this tract; thence South 73 deg. 29' 21" West 450 feet to an iron pin; thence North 2 deg. 28' 08" East crossing back across Bear Hollow Creek and passing through an iron pin in the south margin of said road about 535.77 feet to a point in the centerline of said road; thence with the centerline of said road, North 73 deg. 49' 21" East 450 feet to the beginning. containing 5.0 acres, more or less.

This sale is subject to the right-of-way for Bear Hollow Road and the westerly 5 feet to a 10 foot utility easement running with the east line of the above-described property.

This sale is subject to the following restrictions: (1) All dwellings to have completed exteriors, including water, overflow, septic tank, electricity, underpinning being completely covered from dwelling to grade; (2) No vehicles of any kind on said property except with current year licenses.

BEING a part of the property conveyed to The Estate of David R. Wade III and James I. Caldwell III by Substitute Trustee's Quitclaim Deed from Martin C. Giner, Substitute Trustee, of record in Book 9555, page 815, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Estate of David R. Wade III by Quitclaim Deed from James I. Caldwell III of record in Book 9580, page 784, Register's Office for Davidson County, Tennessee.

The street address of the property is 3717 Bear Hollow Road, Joelton, Tennessee 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns, forever. I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered as of record. And I do further covenant and bind myself, my heirs and assigns, 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.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have set my hand on this _____ day of April, 1996.

THE ESTATE OF DAVID R. WADE III:

By: Barbara K. Wade
BARBARA K. WADE, Executrix for the
Estate of David R. Wade III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara K. Wade, Executrix of the Estate of David R. Wade III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of David R. Wade III, the within named bargainor, and that she as such Executrix, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as such Executrix.

Witness my hand and official seal at the office in said aforementioned state and county on this the 26th day of April, 1996.

Notary Public

My Commission Expires: 9-21-96

96 MAY -3 AM 11:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0178320
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,600.00.

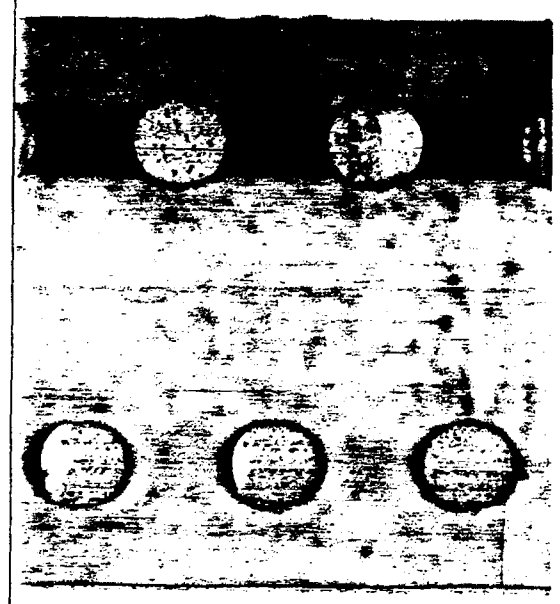
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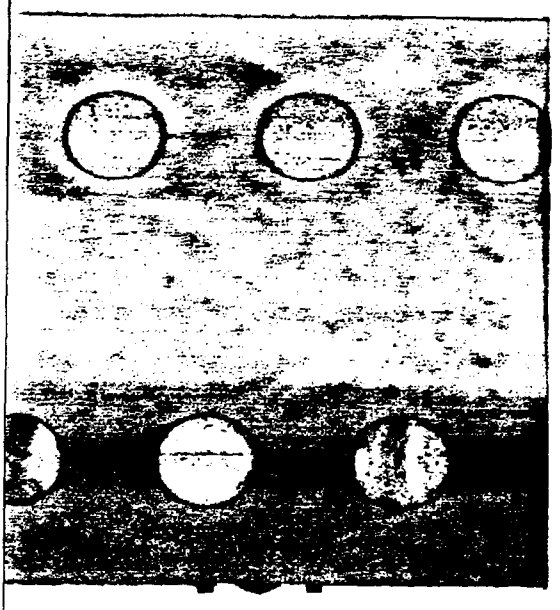
Sworn to and subscribed before me
this 24th day of April, 1996.

Notary Public

My Commission Expires: 11-28-98

TAX 128.00 0.01 03CHECK 107.72





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ RBook 10038 Pg 996

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	25600.00
			CON TX	94.72
			PRFEE	1.00
			WDEED	12.00
			TOTAL	107.72
			CHECK	107.72

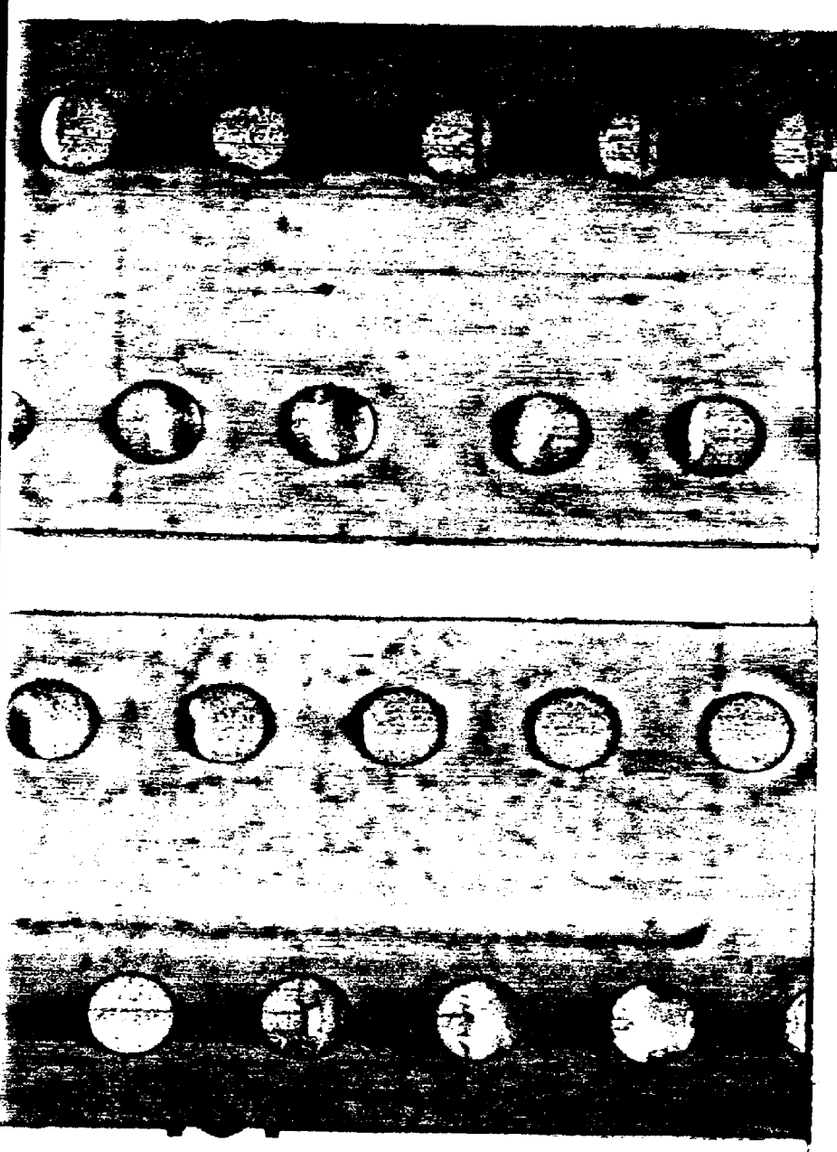
05/03/96 01 11:21 0001 7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178320
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 11:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1035859



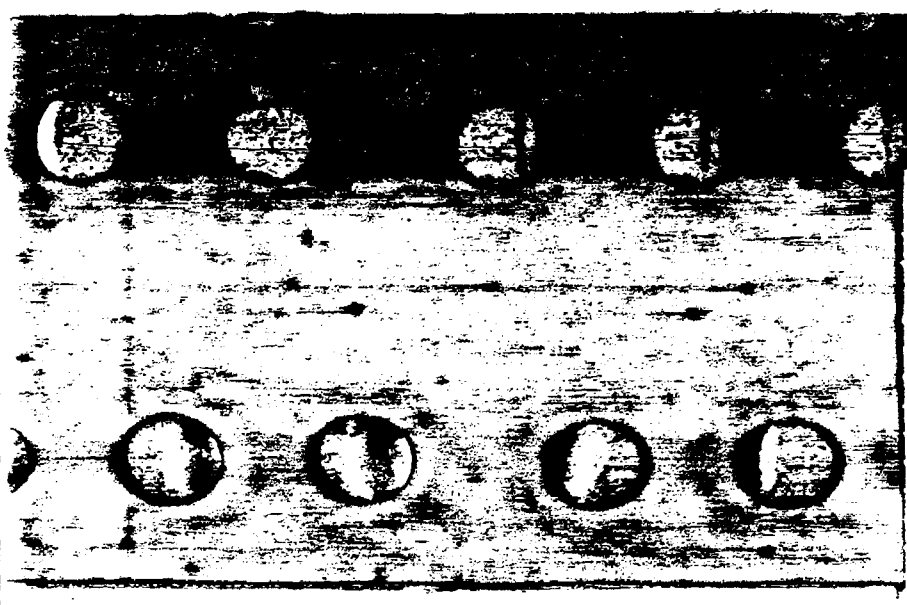
5-3-96

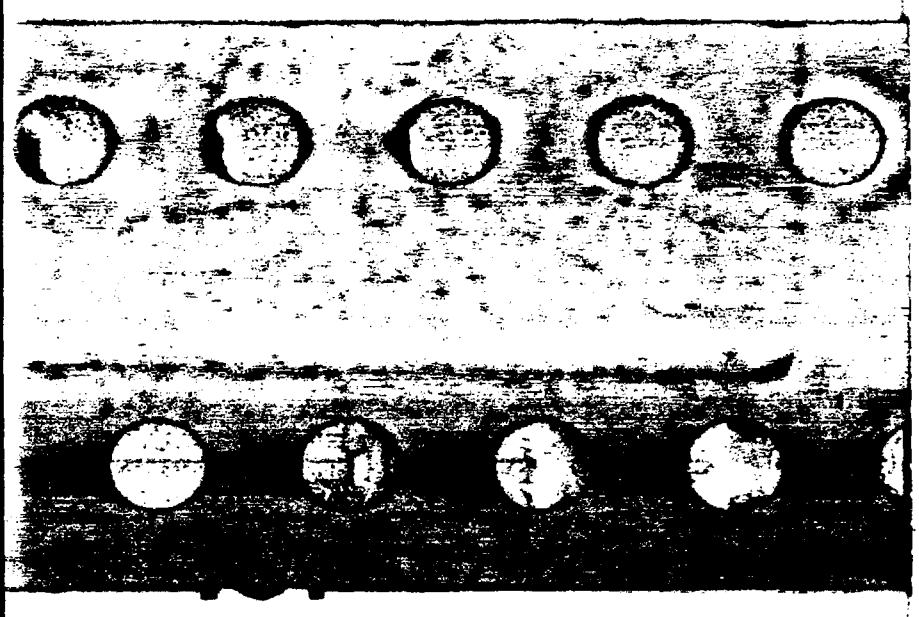
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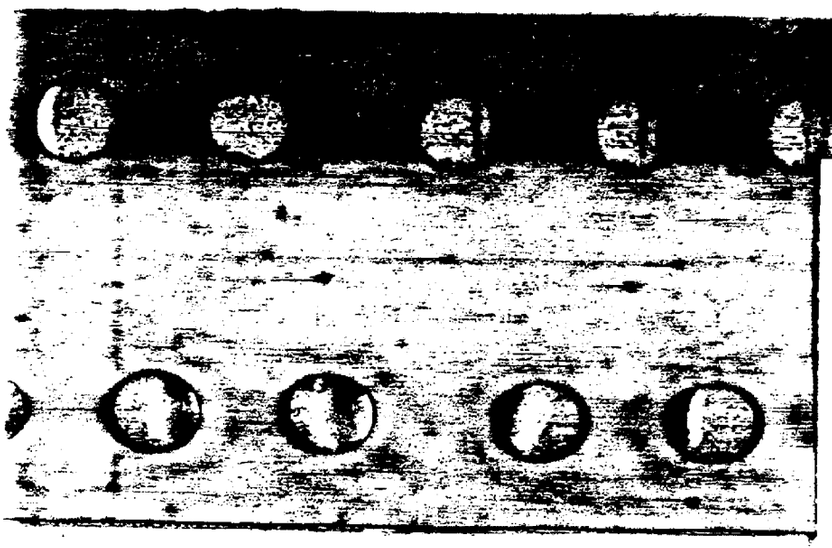
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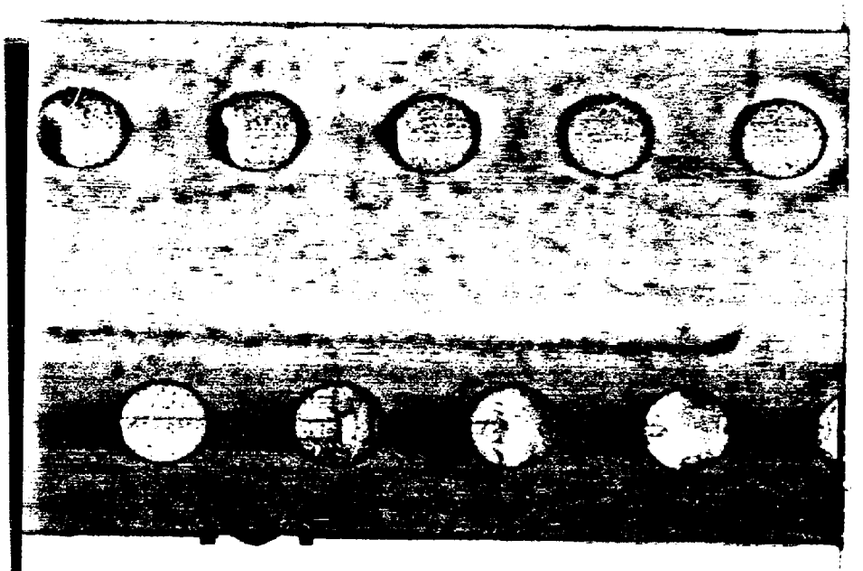
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