WARRANTY DEED

BOOK 10069 PG 68

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Richard A. Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96

Notary Public L. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. CLINARD (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	26-5-40
111 ROSCOE STREET (ADDRESS)	150 FAYETTEVILLE STREET MALL (ADDRESS)	GO-07703
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	RALEIGH, NC 27601-2919 (CITY) (STATE) (ZIP)	

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, THE ESTATE OF DOROTHY ELIZABETH OSBURN, FORMERLY KNOWN AS DOROTHY B. GREER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. CLINARD, AN UNMARRIED MAN

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. 10 and the westerly 25 feet of Lot No. 11 of Block "A", on the Plan of Roscoe Place, of record in Book 843, page 72, Register's Office for said County.

Said Lot No. 10 and the westerly part of Lot No. 11 front together 75 feet on the southerly margin of Roscoe Street and extend back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to MRS. DOROTHY B. GREER, by deed from Loy Hardcastle, Doy Hardcastle Jones, B. D. Hardcastle, and Willie H. Jones, of record in Book 3701, page 175, Register's Office for DAVIDSON County, Tennessee. Dorothy B. Greer then married Oscar D. Osburn who predeceased Dorothy B. Greer, then and last known as Dorothy Elizabeth Osburn. The said DOROTHY ELIZABETH OSBURN has since died testate; and by Will of record in Will Book 204, page 492, Probate File No. 96P402 Probate Office for DAVIDSON County, Tennessee, appointed TERRY A. CORDELL, EXECUTOR and therein authorized and empowered him to convey subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

7870 05/31 0101 03CHECK 282.43

unimproved ( )
This is improved (X) property, known as 111 ROSCOE STREET, GOODLETTSVILLE, TN 37072
(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 my hand this 24th day of May 19 96

THE ESTATE OF DOROTHY ELIZABETH OSBURN

By:
TERRY A. CORDELL, EXECUTOR

Terry A. Cordell, Executor

BOOK 10069 PG 69

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 THE ESTATE OF DOROTHY ELIZABETH OSBURN
BY: TERRY A. CORDELL, EXECUTOR

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 24th day of May 19 96

Commission expires July 26, 1997

Notary Public I. DYKE TATUM

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 _____

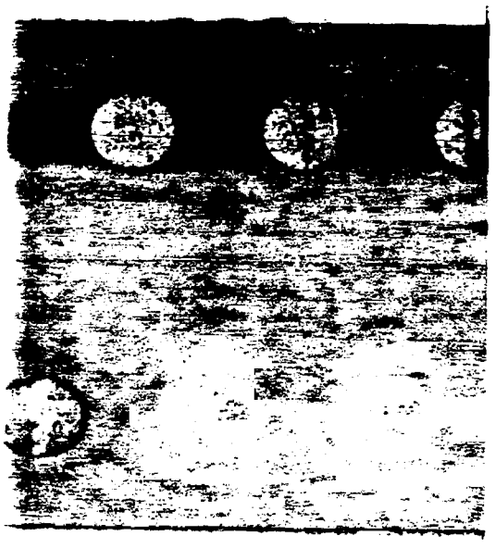
Notary Public

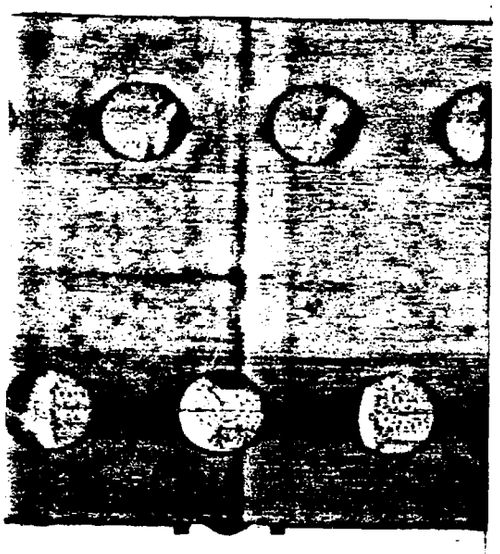
***** CONTINUATION *****

SOURCE OF DESCRIPTION: Survey dated May 15, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

0187545
IDENTIF. & REFERENCE

96 MAY 31 PM 3:30
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 70

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 73900.00
				CON TX 273.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.43
				CHECK 282.43
			05/31/96 01	15:37 0001 7870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187545
IDENTIF. # REFERENCE

96 MAY 31 PM 3:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045764