WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10512 PG 131

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,916.58

Roberta Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberta Woods (NAME)	Union Planters Mortgage (NAME)	52-8-165
1545 Meadow Bend (ADDRESS)	P. O. Box 1860 (ADDRESS)	11D 93690
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1860 (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, Debra D. Osborne (formerly known as Debra A. Drayton)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roberta Woods

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 Lot No. 12 on the Plan of Meadow Bend Subdivision, Section 3, as of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, as amended (with respect to Lot 12) by the plan of the Resubdivision of Lots 12-13 and 54-56 of Meadow Bend, Section 3, as of record in Plat Book 6200, page 450, Register's Office for said County.

Being the same property conveyed to Debra A. Drayton by deed from Steven H. Winters and wife, Karen R. Winters of record in Book 7962, page 730, Register's Office, Davidson County, Tennessee.

Debra A. Drayton and Debra D. Osborne being one and the same person.

The above referenced property is not the principal place of residence of the grantor.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to City Federal Savings Bank of record in Book 7213, page 470, Register's Office for Davidson County, Tennessee, and also that the escrow acount in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The above referenced deed of trust having since been assigned to Union Planters Mortgage.

Mark D. Osborne herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 1545 Meadow Bend, Madison, Tennessee 37115
(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 23rd day of June 19 97

X Debra D. Osborne
Debra D. Osborne

Mark D. Osborne
Mark D. Osborne

BOOK 10512 PG 132

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 Debra D. Osborne and Mark D. Osborne

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of June, 19 97.

Commission expires _____

_____
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

STEVEN G. WARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

0321586

IDENTIF. & REFERENCE

97 JUL -1 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9341 07/01 0101 03CHECK

730-60

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

RECEIVED OF _____

FOR _____

BOOK 10512 PG 133

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 86916.58
CON TX 321.60
PRFEE 1.00
WDEED 8.00
TOTAL 330.60
CHECK 330.60

07/01/97 01 09:32 0001 9341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0321586
IDENTIF. & REFERENCE

97 JUL -1 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1169129