11009

Bar 2

BOOK 11009 PAGE 974

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 280,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 19 98
Notary Public
MY COMMISSION EXPIRES: March 22, 1999 Bar 7-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Osborne (NAME)	PNC Mortgage Corp. of America (NAME)	117-9-8.00
3601 Wimbledon Road (ADDRESS)	75 North Fairway Drive (ADDRESS)	07DA-35800
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, George A. Adams and wife, Monica Joy Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher E. Osborne and wife, Amy K. Osborne

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, TN, BEING Lots Nos. 24, 25, 26 and 27 of Block "F" on the Revised Plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lots Nos. 24, 25, 26 and 27 front together 100 feet on the southerly side of Wimbledon Road and run back 159.82 feet on the westerly line and 161.18 feet on the easterly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to George A. Adams and wife, Monica Joy Adams, by deed from John H. Koon and wife, Linda R. Koon, of record in Book 5555, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 843, page 102; Easement of record in Book 3888, page 837; all of record in the Register's Office for Davidson County, Tennessee.

98 JUL -7 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04594 93

unimproved ( )
This is improved (X) property, known as 3601 Wimbledon Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Code)

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 26th day of June, 19 98

George A. Adams

Monica Joy Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Adams and wife, Monica Joy Adams

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 Brentwood, Tennessee, this 26th day of June 19 98.

Commission expires _____

Carol Baker
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

WARRANTY DEED

FROM

George A. Adams and wife,
Monica Joy Adams

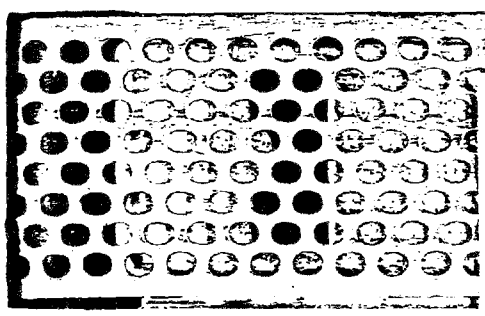
TO

Christopher E. Osborne and
wife, Amy K. Osborne

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0357 07/07 0101 03CHECK 1047.00



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

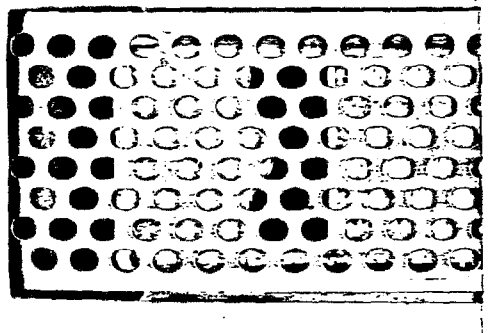
RECEIVED OF _____

FOR _____

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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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1047.00
CHECK 1047.00

07/07/98 01 13:48 0001 0357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459493
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316100