THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, ATTORNEY
222 SECOND AVENUE NORTH
326 WASHINGTON SQUARE
NASHVILLE, TN 37201
(615) 259-9222

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner:	Send Tax Bills To:	Map/Parcel No:
Barbara Wade 4348 Beekman Drive Nashville, TN 37215	Same	30 207

FOR AND IN CONSIDERATION of satisfaction of the debt owed by Grantors to Grantee and secured by a Deed of Trust of record in Book 10039, Pages 1-9, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Timothy A. Osborne and wife, Traci W. Osborne (the "Grantors"), have this day bargained and sold, and by these presents does transfer and convey unto Barbara Wade (the "Grantee") all of their rights, title, and interest in and to that certain parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the south margin of Bear Hollow Road and in James D. Foster's west line; thence with Foster's west line South 2° 28' 08" West crossing Bear Hollow Creek 319.9 feet to a point, Foster's southwest corner; thence with Foster's south line, South 86° 52' 20" East 187.53 feet to a corner fence post; thence with a fence South 2° 28' 08" West 198.27 feet to a point; thence North 86° 52' 20" West 591.18 feet to a point; thence North 2° 28' 08" East crossing back across Bear Hollow Creek 377.33 feet to a point in the south margin of said road; thence with the south margin of said road North 73° 49' 21" East 425.98 feet, containing 5 acres, more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated May 12, 1986.

Being the same property conveyed to Timothy A. Osborne and wife, Traci W. Osborne, by Deed of record in Book 10038, page 993, Register's Office for Davidson County, Tennessee, and corrected by instrument of record in Book 11311, Page 445, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown above. And Grantors do further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

99 JAN 26 AM 11:12
PAUL D. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
01/26 0101 03CHECK 94-06
0540910
IDENTIF. → REFERENCE

IN WITNESS WHEREOF, we have set our hands hereto this 20th day of December, 1998.

GRANTEE/RELEASOR:

Barbara Wade

GRANTORS:

Timothy A. Osborne

Traci W. Osborne

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Timothy A. Osborne and Traci W. Osborne, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they have read the foregoing document, understand the contents thereof, and execute the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said aforementioned state and county on this the 20th day of December, 1998.

Clifton E. Wells
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 1-29-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara Wade, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she has read the foregoing document, understand the contents thereof, and executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said aforementioned state and county on this the 20th day of December, 1998.

Clifton E. Wells
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 1-29-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Barbara Wade
Affiant

Sworn to and subscribed before me

this 20th day of December, 1998.

Clifton E. Wells
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 1-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 22,488.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1999.
Deputy Register

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 449

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0540910
IDENTIF. # REFERENCE

99 JAN 26 AM 11:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	22448.00
CON TX	83.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	94.06
CHECK	94.06

01/26/99 01 11:11 0001 7189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416596