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Map 1950 Book 128

For and in consideration of the sum of TEN THOUSAND AND NO/100THS. . . . . .($10,000.00) DOLLARS cash in hand paid by JAMES T. OSBORNE and wife, NANCY B. OSBORNE, the receipt of which is hereby acknowledged,

I, LEILA CRAWFORD, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES T. OSBORNE and wife, NANCY B. OSBORNE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 57 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lot No. 57 fronts 60 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to Mrs. Leila Crawford by deed from Grace R. Kelley Stanton, of record in Book 1717, page 557, said Register's Office.

Taxes for the year 1950 to be paid by purchaser, the same having been prorated as of date of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES T. OSBORNE and wife, NANCY B. OSBORNE, their heirs and assigns, forever.

And I do covenant with the said JAMES T. OSBORNE and wife, NANCY B. OSBORNE, 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, except as herein-before set out.

And I, LEILA CRAWFORD, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES T. OSBORNE and wife, NANCY B. OSBORNE, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this fourteenth day of October, 1950

Mrs Leila Crawford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE SOWELL, a Notary Public in and for said County and State, the within named LEILA CRAWFORD, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of October,

Commission expires July 11, 1953

Notary Public

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
NASHVILLE, TENN.

15067

WARRANTY DEED

FROM
LEILA CRAWFORD

TO
JAMES T. OSBORNE and wife,
NANCY B. OSBORNE

$10,000.00

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