K 2480

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Stanley A. Osborne and wife, Belle B. Osborne,

have bargained and sold, and by these presents do transfer and convey unto the said Claude N. Baker and wife, Frances M. Baker, 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. 85 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 85 fronts 125 feet on the northerly margin of Sugar Tree Road and runs back 157 feet on the easterly line and 168.2 feet on the westerly line to a dead line measuring 119.8 feet thereon.

Being the same property conveyed to Stanley A. Osborne and wife, Belle B. Osborne, by deed from Harry Warden and wife, Alma F. Warder, of record in Book 1347, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1440, page 61, Register's Office, Davidson County, Tennessee, and the Plat of record in Book 1130, Register's Office, Davidson County, Tennessee, and the Plat of record in Book 1130, page 89, said Register's Office, shows an Owner's Certificate, a 35-foot setback line from Sugar Tree Road, and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude N. Baker and wife, Frances M. Baker, their heirs and assigns, forever.

And we do covenant with the said Claude N. Baker and wife, Frances M. Baker 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.

And we, Stanley A. Osborne and wife, Belle B. Osborne, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude N. Baker and wife, Frances M. Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 17th day of October, 19 68.

Stanley A. Osborne

Belle B. Osborne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ELMA B. RUSS, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of October, 19 68

Commission expires My Commission Expires January 24, 1969

Notary Public

PUBLIC

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