K 2537

WARRANTY DEED

For and in consideration of the sum of Six hundred ($600.00)

DOLLARS

cash in hand paid, the receipt and sufficiency of which are hereby acknowledged and the assumption of the unpaid balance of an indebtedness secured by a deed of trust executed by Eugene Aloysius Osbahr and wife, to Louis H. Linz, Trustee, of record in Book 2217, Page 275, Registers Office, Davidson County, Tennessee, we, Eugene Aloysius Osbahr and wife, Joyce A. Osbahr

have bargained and sold, and by these presents do transfer and convey unto the said William Ralph Lambert and wife, Helen Faye Lambert

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. 84 on the Map of Clowerhill Section 2 as of record in Book 2133, page 46, R.O.D.C.

Said lot fronts 70' on the north side of Cottonwood Drive and runs back between lines, 155' on the west line and 157.4' on a dead line in rear, on which it measures 66 feet.

Being the same property conveyed to Eugene Aloynius Osbahr and wife, from Harper L. King and A. D. Finn, by deed dated September 17, 1953, of record in Book 2197, page 227, said Register's Office.

This conveyance is made subject to all restrictions recorded May 7, 1948, in Book 1583, page 423, restrictions and easement recorded May 12, 1953, in Book 2145, page 262 and restrictions and easement recorded in Book 2133, page 46, Registers Office, Davidson County, Tennessee.

Taxes for the year 1956 are to be paid by the purchaser.

Possession will be given to purchaser on April 1, 1956.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Ralph Lambert and, Helen Faye Lambert, their heirs and assigns, forever.

And we do covenant with the said William Ralph Lambert and Helen Faye Lambert 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, except as hereinbefore set out.

And we, Eugene Aloysius Osbahr and Joyce A. Osbahr do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said William Ralph Lambert and Helen Faye Lambert their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of March, 1956

Eugene Aloysius Osbahr

Joyce A. Osbahr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. A. Gager, a Notary Public in and for said County and State, the within named Eugene Aloysius Osbahr and Joyce A Osbahr.

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

Witness my hand and official seal at office, this 26 day of March, 1956

Commission expires 4-3-57

J. A. Gager
Notary Public

J. A. GAGER NOTARY PUBLIC DAVIDSON COUNTY

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