K 2798

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($ 10.00),

cash in hand paid by ROY F. OSBORNE and wife, NONIE M. OSBORNE, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said ROY F. OSBORNE and wife, NONIE M. OSBORNE, of the Deed of Trust executed by Etheridge O'Neil Daugherty, single, to Herschel Greer, Trustee, of record in Book 2618, page 481, Register's Office for Davidson County, Tennessee, to secure payment of note dated April 22, 1957, for the principal sum of $11,200.00, payable to the order of Guaranty Mortgage Company, I

ETHERIDGE O'NEIL DAUGHERTY, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROY F. OSBORNE and wife, NONIE M. OSBORNE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Glenrose Avenue, the same being a common corner of Lot Nos. 55 and 56; thence with the dividing line between Lot Nos. 55 and 56, southwardly 146 feet to a monument; thence with the dividing line between Lot Nos. 30 and 56, westwardly 160 feet to a point in the easterly margin of Blackstone Place; thence with the easterly margin of Blackstone Place northwardly 114.82 feet to a monument in the southerly margin of Glenrose Avenue; thence with the southerly margin of Glenrose Avenue, eastwardly 127.68 feet to the point of beginning.

Being the same property conveyed to Etheridge O'Neil Daugherty, unmarried, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2645, page 493, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

In witness whereof, the Grantor has hereunto set his hand on this, the 29th day of July, 1958.

Etheridge O'Neil Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Etheridge O'Neil Daugherty

the bargainor(s), 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 Nashville, Tennessee, this, the 29th day of July, 1958.

Wayne Hammontree
Notary Public

My commission expires: October 7, 1960

Mail Title to

WARRANTY DEED

From

ETHERIDGE O'NEIL DAUGHERTY
unmarried

To 90851

ROY F. OSBORNE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JUL A.D. 1958 at 2:22 o'clock P.M.
Noted in Book 40 Page 116
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ___

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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