2958

WARRANTY DEED — NASHVILLE TITLE COMPANY

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

cash in hand paid by the grantees herein named the receipt of which is hereby fully acknowledged and as a further consideration the grantees agree to assume the unpaid balance on one certain deed of trust note in the original principal amount of $10,500.00 executed by Stephen Samuel Lawrence and wife,Martha W. Lawrence to R.Bruce Robertson,Trustee, as of record in Book 1965,Page 81,Register's Office for Davidson County,Tennessee.

We,Stephen Samuel Lawrence and wife,Martha W.Lawrence

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

Warren W.Osborn and wife, Marybelle L.Osborn

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:

Land in Davidson County, Tennessee, being Lot No. 234 on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 234 fronts 100 feet on the southerly side of Dennywood Drive and runs back between lines 150 feet on the westerly side and 220 feet on the easterly side to a broken line in the rear, measuring 143 feet thereon.

Property conveyed subject to Restrictive covenants of record in Book 1874, Page 452, Register's Office for Davidson County, Tennessee.

Easement for public utility purposes of 10-feet across rear of captioned property.

The Plat of record in Book 1835, Pages 27 and 28 shows an Owner's Certificate, and a 60-foot setback line from Dennywood Drive.

Being the same property conveyed to Stephen Samuel Lawrence and wife, Martha W. Lawrence, by deed from Lowell Walker and wife, Geraldine Walker, of record in Book 2012, Page 546, 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, except as set out.

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 27th day of August, 1959

Stephen Samuel Lawrence

Martha W. Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named Stephen Samuel Lawrence and wife,Martha W. Lawrence 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 Donelson, Tennessee, this, the 27th day of August, 1959

Cletus Knight
Notary Public

My commission expires: 11/8/59