WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 - DOLLARS ($ 10.00),

cash in hand and other good and valuable considerations which include the love and affection that we have for our mother and father,

We, Helen C. Osborn and Mary J. Osborn,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hubert C. Osborn and wife, Margaret H. 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:

Beginning in the center of Foster street at the common corner of original lots 9, 10, 15 and 16; thence running Easterly following the line between lots 9 and 10, 150 feet to the Southwest corner of the Emil H. Drake lot; thence Northerly, following the Westerly line of the said Drake lot, and parallel with Foster street 53 feet to the Southeast corner of the E. J. Haswell lot; thence Westerly following the Southerly line of the said Haswell lot and parallel with Robertson avenue, 150 feet to the center line of Foster street; thence Southerly, following the center line of said Foster street, 53 feet to the beginning.

The land hereby conveyed is a part of Original Lot No. 9, in the Subdivision of the B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135, R. O. D. C., Tennessee. Said Lot No. 9, was conveyed to E. J. Adkisson and wife, Marcie Adkisson, by deed of W. J. Sullivan and wife, Virginia P. Sullivan, dated July 25th, 1906, and recorded in Book 326, page 571, R. O. D. C., Tennessee.

Being the same property conveyed to Helen C. Osborn, Mary J. Osborn and William T. Osborn, by deed from E. J. Adkisson and wife, Marcie Adkisson, as of record in Book 911, page 28, R. O. D. C., Tennessee. The said William T. Osborn having deceased on September 2, 1950, (All debts and inheritance taxes have been paid.) and the said Helen C. Osborn and sister, Mary J. Osborn, having acquired the interest of William T. Osborn under the laws of descent and distribution, State of Tennessee, and all the parties are at present over the age of twenty-one years.

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 7th day of January 1960.

Helen C. Osborn

Mary J. Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Effie Lucarini, a Notary Public in and for the State and County aforesaid, personally appeared the within named Helen C. Osborn and Mary J. Osborn

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 Nashville, Tennessee, this, the 12th day of January 1960.

Effie Lucarini
Notary Public

My commission expires: Oct. 28, 1963

WARRANTY DEED

68330

From Helen C. Osborn and Mary J. Osborn

To Hubert C. Osborn et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JAN A.D. 1960 at 11:50 o'clock A. M.
Noted in Book 95 Page 3
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By W. M. Bentley Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE