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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Thirty-Five Hundred ($3,500.00) DOLLARS

cash in hand paid and other good and valuable consideration, including the assumption by the grantee of a trust deed to Louis R. Linx, Trustee of record in Book 3187, page 625, R. O. D. C., Tennessee, executed by C. F. Tyrell and wife, Edith Tyrell, and assumed by Harry B. Bowles, with an unpaid balance of $6,000.00, I, Harry B. Bowles,

have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Osborne and wife, Bonnell R. Osborne their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

FIRST TRACT: Beginning at a stone, F. G. Harris' southeast corner; running thence south 86-3/4° east 39.28 poles to a stone at corner of wire fence; thence north 52-3/4° east 17.08 poles to a stone; thence north 43¼° west, passing through two forker trees (poplar) and black walnut, to a point in the center of a county road; thence south 53¼° west 8.24 poles to a stone in the north ditch of said road; thence south 31½° west 15.80 poles to a stone; thence south 1° west 8.24 poles to a stone in F. G. Harris' line; thence with F. G. Harris' line, south 9-3/4° west 17.48 poles to the point of beginning, containing 9.1 acres, more or less.

SECOND TRACT: Beginning at a point in Walker's Creek Road and Ollie Galbreath's northwest corner, and running in a southwesterly direction, with Dilleha's line, to a point in Harris' east boundary line; thence with Harris' line, in a northerly direction, to a point in Walker's Creek Road, to the beginning. The parcel of land herein conveyed is a tract of land between the boundaries of the old and new Walker's Creek Road, containing by estimation one-half acre, more or less.

Being the same real property conveyed to Harry B. Bowles by deed from C. F. Tyrell and wife, dated December 23, 1960, filed January 6, 1961, and recorded in Book 3166, page 505, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles A. Osborne and wife, Bonnell R. Osborne their heirs and assigns, forever.

And I do covenant with the said Charles A. Osborne and wife, Bonnell R. Osborne that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Harry B. Bowles, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles A. Osborne and wife, Bonnell R. Osborne their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand s this 19th day of January, 19 61

Harry B. Bowles

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, A. J. HUNT, a Notary Public in and for said County and State, the within named Harry B. Bowles (unmarried)

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 Nashville, Tennessee, this 19th day of January, 19 61

Commission expires January 26, 1961

A. J. Hunt
Notary Public

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