K 3346

For and in consideration of the sum of ten and no/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by Ray D. Osborne and wife, Georgia O. Osborne, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, James D. Holt and wife, Sara F. Holt
have bargained and sold, and by these presents do transfer and convey unto the said Ray D. Osborne and wife, Georgia O. Osborne, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 3 on the Map of Chas. U. Coggin's First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County.
Said lot No. 3 fronts 50 feet on the westerly side of Northview Avenue and runs back 220.8 feet on the north line and 225.96 feet on the south line to an alley, and shows 50.3 feet on said alley.
Being the same real property conveyed to James D. Holt and wife, Sara F. Holt, by deed from Ollie Prowell Reasonover, dated November 28, 1961, filed December 4, 1961, and recorded in Book 3312, page 513, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray D. Osborne and wife, Georgia O. Osborne, their heirs and assigns, forever.

And we do covenant with the said Ray D. Osborne and wife; Georgia O. Osborne 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 for taxes for the year 1962 which are prorated and assumed by the purchasers.

And we, James D. Holt and wife, Sara F. Holt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ray D. Osborne and wife, Georgia O. Osborne their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of February, 19 62, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James D. Holt

Sara F. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes Jr, a Notary Public in and for said County and State, James D. Holt and wife, Sara F. Holt, the within-named 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 28th day of March, 19 62.

Commission expires 10/23/65 L. R. Grimes Jr Notary Public

89092

WARRANTY DEED

FROM James D. Holt et ux

TO Ray D. Osborne et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of MAR A.D. 1962 at 2 o'clock P.M.
Noted in Book 1761 Page 892
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES R. WILSON, Register
By ____ Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Co.
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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