K 3505

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Cash in hand paid by Herman M. Wallace and wife, Nora Lee Wallace, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Ray D. Osborne and wife, Georgia O. Osborne, have bargained and sold, and by these presents do transfer and convey unto the said HERMAN M. WALLACE AND WIFE, NORA LEE WALLACE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Locust Grove Estates, as of record in Book 3106, page 83, Register's Office for said County, described as follows:

Beginning on the northerly margin of Horseshoe Drive, at the corner of Lots Nos. 14 and 15; thence with the line between said two lots, north 29° 09' west 239.8 feet; thence westerly 15.2 feet to the easterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with said right-of-way south 14° 12' west 186.17 feet; thence south 67°24' east 163.5 feet to the northwesterly margin of Horseshoe Drive; thence with the same northeasterly 40 feet to the beginning.

Being part of the property conveyed to Ray D. Osborne and wife, Georgia O. Osborne, by deed from J. W. Horner and wife, of record in Book 3342, page 591, 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 Herman M. Wallace and wife, Nora Lee Wallace, their heirs and assigns, forever.

And we do covenant with the said Herman M. Wallace and wife, Nora Lee Wallace 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.

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

Witness our hand s this 8th day of February, 19 63

Ray D. Osborne

Georgia O. Osborne

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