K 3619

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ----------($10.00)----------

----------Ten and No/100----------DOLLARS

cash in hand paid by Juanita Osborne, unmarried

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

we, Hudson and Driver Construction Company, a Tennessee Corporation

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 1168 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for said County.

SAID Lot No. 1168 fronts 65 feet on the westerly side of Capri Drive, as measured around a curve, and extends back 207 feet on the northerly line and 169.6 feet on the southerly line, to the low water mark of the Cumberland River, on which it measures 120 feet. This property is improved and known as 439 Capri Drive, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Ave., Nashville 3, Tennessee.

BEING part of the property conveyed to Cumberland Valley Builders, Inc., by deed from Consolidated Developments, Inc., as of record in Book 3574, page 347, said Register's Office, and the name of Cumberland Valley Builders, Inc., has been changed to Hudson and Driver Construction Company, by instrument dated July 10, 1963, in Book 3588, page 311, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 said HUDSON & DRIVER CONSTRUCTION COMPANY has caused this instrument to be executed by its duly authorized officers on this 26th day of September, 1963.

HUDSON AND DRIVER CONSTRUCTION COMPANY

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared Henry Hudson with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and respectively of the Hudson and Driver Construction Company the within named bargainor, a corporation, and that he as such President and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Henry Hudson as such President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of September, 1963

My commission expires

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM: [illegible]

HUDSON & DRIVER CONSTRUCTION COMPANY, A TENN. CORP.

TO

JUANITA OSBORNE, UNMARRIED

Received for record this 27th day of Sept. A.D. 1963 at 2:40 o'clock P.M. and recorded in Book 3644 Page 604 Recording Fee $2.00

Register's Office Davidson County, Tennessee

Register

Deputy Reg.

TENNESSEE TITLE COMPANY

PLEASE MAIL TO # Miss Juanita Osborne # 439 Capri Drive Nashville 3

G 373