WARRANTY DEED

BOOK 3912 PAGE 954

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlene T. Tucker (NAME:)	Carlene T. Tucker (NAME:)	15D-W10-3870
2831 Bronte Avenue (STREET ADDRESS OR ROUTE NUMBER)	2831 Bronte Avenue (STREET ADDRESS)	MAP. 72-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR. 125 MS

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Carlene T. Tucker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Carlene T. Tucker and her agreement to pay unpaid balance of $11,145.98 of an indebtedness in the original amount of $12,500.00, secured by deed of trust executed by Crowders, Inc. to Everett A. Covington, Jr., Trustee, of record in book 3275, page 211, Register's Office for Davidson County, Tennessee,

I, Mildred Jakes Osborne

have bargained and sold, and by these presents do transfer and convey unto the said Carlene T. Tucker, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 11th Civil District of said County and State, being known as a part of a tract of 60 acres, more or less, conveyed by M. H. Cartwright and wife to E. B. Rucker, of record in book 291, page 266, Register's Office for said County, and being known as a part of E. B. Rucker's unrecorded subdivision of said 60-acre tract, and described according to a copy of a survey thereof made April 1, 1948, by Lewis D. Justice, Surveyor, as follows:
Beginning at a point in the westerly margin of Bronte Avenue 448 feet, more or less, south of the south margin of Litton Avenue, said point being the northeast corner of lot No. 25 on the Map of Dugger Bros. Subdivision of a part of the Rucker Lands, as shown on the plan of record in book 1130, page 20, Register's Office for said County; thence with the margin of said Bronte Avenue, northerly around a slight curve, 78.2 feet to the corner of the Duncan lot; thence with Duncan's south line, westerly 112 feet, more or less, to a stake; thence southerly 64.6 feet to an inner corner of said lot No. 25 of said Dugger Subdivision; thence with the northerly margin of the same, easterly 102.5 feet, more or less, to the beginning.
Being the same real property conveyed to Mildred Jakes Osborne by deed from James M. Fischer, Jr. and Patterson Roney, d/ b/a Fischer and Roney Construction Company, of record in book 3644, page 471, said Register's Office.

This Instrument Was Prepared By
Dewey W. Rediger
Of The Law Firm Rediger & Saindon
Stahlman Building: Nashville, Tennessee

This is (unimproved) (X) property, known as 2831 Bronte Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlene T. Tucker, her *heirs and assigns, forever.*

And I *do covenant with the said* Carlene T. Tucker *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,* except for taxes for the year 1965 which are prorated and assumed by grantee, and as above set out.

And I, Mildred Jakes Osborne *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carlene T. Tucker, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* July, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Jakes Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Mildred Jakes Osborne, *the bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16 *day of* July, 1965.

Alice McMahon, *Notary Public.*

Commission Expires April 25, 1966.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., 19.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., 19.....

.....
Notary Public

Commission Expires .....

Return to
GUAR. TITLE
184918

WARRANTY DEED

FROM

Mildred Jakes Osborne

TO

Carlene T. Tucker

STATE TAX $ 2.07
PROBATE
TOTAL $ 2.57
JUL 16 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 16 1965
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 16 3 16 PM '65

NOTED 1.00
RECORDING FEE 1.00
DEP. REG.

89089

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Compliments of
Guaranty Title Company
Kansas C[illegible]pany
A
S.
NASHVILLE, TENNESSEE

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