This Instrument prepared by Robert H. Jennings, Jr.
200 Court Sqaure Building
Nashville, Tennessee

BOOK 4051 PAGE 273

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Webster and wife (NAME:)	Ben Webster and wife, Mae (NAME:)	Map 83-1
5032 Inglewood Court (STREET ADDRESS OR ROUTE NUMBER)	5032 Inglewood Court (STREET ADDRESS)	Par 208
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37216 (CITY) (ZONE) (STATE)	27W

For and in Consideration of the sum of Ten ---------- ($10.00) ---------- **DOLLARS** and other good and value considerations, cash in hand paid by Ben Webster and wife, Mae O. Webster, the receipt of which is hereby acknowledged

I, Allene Osment, the widow of Johnnie H. Osment, deceased

have bargained and sold, and by these presents do transfer and convey unto the said Ben Webster and wife, Mae O. Webster

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. 12 on the Plan of J. G. Grissim's Grand Avenue Addition as of record in Book 974, page 35, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the southerly side of Grand Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ben Webster and wife, Mae O. Webster, and Johnnie H. Osment and wife, Allene Osment by deed from Fount F. Crabtree and wife Thelma C. Crabtree of record in Book 2650, page 539, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1028 Granada Avenue, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Webster and wife Mae O. Webster their **heirs and assigns, forever.**

And I **do covenant with the said** Ben Webster and wife Mae O. Webster **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 which have been assumed by the grantees.

And I, Allene Osment, widow of Johnnie H. Osment **do further covenant and bind** my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ben Webster and wife Mae O. Webster their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** a **this** 26th **day of** August, 1966

Allene Osment

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, the within named Allene Osment

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 26th day of August, 1966.

Commission expires 10-28-68

June Armstrong
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

STATE TAX $ 55
PROBATE .50
TOTAL $ 55

AUG 29 1966

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

PAID AUG 29 1966

CT

WARRANTY DEED

FROM

Allene Osment, widow of

Johnnie H. Osment

TO

Ben Webster and wife,

Mae O. Webster

41451

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 29 10 19 AM '66

REC'D BOOK 114 PAGE 241
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.