ADDRESS NEW OWNERS:

Hilary H. Osborn and wife,
Anna S. Osborn
1908 Tyne Boulevard
Nashville, Tennessee

SEND TAX BILLS TO:

Hilary H. Osborn and wife,
Anna S. Osborn
1908 Tyne Boulevard
Nashville, Tennessee

TAX PARCEL NO. FH-9520
MAP 145
PAR 857

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of August, 1966, by and between EUGENE LEWIS FRAZER, JAMES STOKES FRAZER, LEWIS FRAZER, ANITA FRAZER SHADOIN, WASHINGTON FRAZER, DUDLEY DUNN FRAZER AND LIVINGFIELD MORE FRAZER, hereinafter called GRANTORS, and HILARY H. OSBORN AND WIFE, ANNA S. OSBORN, hereinafter called GRANTEES,

W I T N E S S E T H:

That for and in consideration of ONE HUNDRED SEVENTY SIX THOUSAND, FIVE HUNDRED AND NO/100 ($176,500.00) DOLLARS, cash in hand paid by GRANTEES, receipt of which is hereby acknowledged by GRANTORS, GRANTORS do hereby bargain, sell and convey unto GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Seventh Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Thomas Garrett Lands of record in Will Book 10, page 3, of the County Court for Davidson County, Tennessee, and being further described according to a survey by Turner Engineering Company dated January 18, 1966, as follows:

This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tenn. 37219

Beginning at a point in the centerline of Tyne Boulevard at a point opposite the northwest corner of Tyne Valley Estates, Section 1-A as recorded in Book 3842, page 4, Register's Office for said County; thence, North 81° 02' West 239.29' to an existing iron pipe; thence, South 24° 29' West 75.86' to an existing pin; thence, South 22° 50' West a distance of 483.48' to an existing corner stone; thence, North 86° 02' West 1783.01' to the centerline of Tyne Boulevard; thence, with centerline of Tyne Boulevard, North 12° 43' West 912.63' to a point of curve; thence, with 819.0' radius curve left, the long chord which bears North 13° 17' West 16.03' to a point; thence, leaving the centerline of Tyne Boulevard, South 86° 35' East 1025.52' to an existing axle; thence, North 2° 07' East 357.33' to a wood stake by Elm Pointer; thence, South 86° 45' East 159.26' to a break in the fence; thence, South 85° 33' East 253.74' to a break in the fence; thence, South 87° 37' East 199.62' to a break in the fence; thence, South 86° 59' East 299.75' to a break in the fence; thence, South 80° 47' East 260.67' to an iron pipe; thence, South 3° 12' East 106.69' to a break in the fence; thence, South 2° 53' West 381.00' to a corner stone; thence, South 88° 54' East 354.94' to a point in the centerline of Tyne Boulevard ; thence, South 88° 36' East 523.87' to a 24 inch sassafras tree; thence, South 0° 26' East 288.02' to a point in the boundary of Tyne Valley Estates, Section 4 as recorded in Book 3600, page 10, Register's Office; thence, with said boundary North 88° 12' West 212.30' to a concrete monument, a corner to Tyne Valley Estates, Section 1-A and Section 4; thence, with the boundary line of Tyne Valley Estates, Section 1-A, North 85° 21' West 422.68' to the point of beginning, containing 56.19 acres more or less, excluding premises within the bounds of Tyne Boulevard, 0.93 acres more or less, leaving a net acreage of 55.26 acres more or less.

Being the same property devised to GRANTORS under the Will of Anita Lewis Frazer which Will is of record in Will Book 84, page 176, County Court for Davidson County, Tennessee.

This conveyance is made subject to road rights-of-ways, and easements, restrictions and setback lines as may affect the title to said property; and easement and agreement of record in Book 3340, page 91, said Register's Office; and 1966 taxes which have been prorated and assumed by the GRANTEES.

This property is improved property and known as 1908 Tyne Boulevard, Nashville, Tennessee. Anita Frazer Shadoin and Livingfield More Frazer are one and the same persons as Anita Lewis Shadoin and Livingfield M. Frazer.

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 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.

WITNESS our hands this 19th day of August, 1966.

Eugene Lewis Frazer
Eugene Lewis Frazer

Washington Frazer
Washington Frazer

James Stokes Frazer
James Stokes Frazer

Dudley Dunn Frazer
Dudley Dunn Frazer

Lewis Frazer
Lewis Frazer

Livingfield More Frazer
Livingfield More Frazer

Anita Frazer Shadoin
Anita Frazer Shadoin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia R. Runion EUGENE LEWIS FRAZER, JAMES STOKES FRAZER, LEWIS FRAZER, ANITA FRAZER SHADOIN AND LIVINGFIELD MORE FRAZER, the bargainors, 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 26th day of August, 1966.

Virginia R. Runion
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-8-67

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

Personally appeared before me, Eleanor M. Kinsley, a Notary Public in and for said County and State, the within named WASHINGTON FRAZER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offidal seal at East Providence Rhode Island, this 25th day of August, 1966.

Eleanor M. Kinsley
NOTARY PUBLIC

MY COMMISSION EXPIRES:
June 1970

STATE OF FLORIDA
COUNTY OF Dade

Personally appeared before me, Ruth Trotta, a Notary Public in and for said County and State, the within named DUDLEY DUNN FRAZER, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami, Florida, this 20 day of August, 1966.

Ruth Trotta
NOTARY PUBLIC

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES DEC. 27, 1969
BONDED THROUGH FRED W. DIETRICHORST

MY COMMISSION EXPIRES:

STATE TAX $ 264.75
PROBATE .50
TOTAL $ 265.25

AUG 30 1966

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

PAID AUG 30 1966 ET



WARRANTY DEED

FROM

EUGENE LEWIS FRAZER, JAMES STOKES FRAZER, LEWIS FRAZER, ANITA FRAZER SHADOIN, WASHINGTON FRAZER, DUDLEY DUNN FRAZER AND LIVINGFIELD MORE FRAZER

TO: WARRANTY DEED

HILARY H. OSBORN AND WIFE, ANNA S. OSBORN

3 80 11

41661

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 30 11 58 AM '66

NOTED: BOOK 4051 PAGE 797
RECORDING FEE $ 3.80
DEP. REG. _____

BOOK 4051 PAGE 801

F.C.E. T. I. Hohman, JR.