This instrument was prepared by
William S. Hofstetter, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4058 PAGE 728

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. John Osborne		MAP 70-7
(NAME:) 2605 Old Buena Vista Pike	(NAME:) Same.	PAR 3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	12B
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)

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

Cash in hand paid by John Osborne and wife, Frances Osborne, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note secured by an instrument recorded in Book 3991, Page 592, Register's Office for Davidson County, Tennessee.

We, M. H. Webb and wife, Ida Nell Webb *have bargained and sold, and by these presents do transfer and convey unto the said* John Osborne and wife, Frances Osborne their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 1 on the Plan of Roy Shaw's Re-subdivision of lots Nos. 8, 9, 10 and 11 in the subdivision of J. S. Spurlock's Land in the 13th, formerly the 23rd, Civil District of said County, described according to a survey made February 3, 1938, by John Wilkes, Surveyor as follows: Beginning in the center of the Old Buena Vista Pike, 133 feet northwesterly from a point opposite the center of Young's Lane; thence north 35° west with the center of said Pike 105 feet; thence southwesterly 102 feet, more or less to the line of lot No. 2 on said plan; thence southerly with the line between said lots Nos. 1 and 2, 99.5 feet to a point in said line, 133 feet northerly from the center of Young's Lane; thence northeasterly 129 feet, more or less, to the beginning.

Being the same real property conveyed to M. H. Webb by two deeds from George H. Briley and wife, of record in book 4051, pages 485 and 487, said Register's Office.

unimproved ( ) This is improved (X) property, known as 2605 (House Number) Old Buena Vista Pike (Street) P. O. Address: Nashville (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 John Osborne and wife, Frances Osborne their *heirs and assigns, forever.*

And we *do covenant with the said* John Osborne and wife, Frances Osborne *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, M. H. Webb and wife, Ida Nell Webb *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Osborne and wife, Frances Osborne their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* September, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. H. Webb

Ida Nell Webb

BOOK 4058 PAGE 729

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. C. Webb *, a Notary Public in and for said County and State,* M. H. Webb and wife, Ida Nell Webb *the within named bargainor* S *, 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* 10th *day of* September *, 19* 66

Notary Public

Commission expires 5/8/67.

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 .....

WARRANTY DEED

FROM

M. H. Webb, et ux

TO

John Osborne, et ux

DOCUMENTARY 50 50

DOCUMENTARY 5 5

44326

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 20 12 10 PM '66

NOTED FOR 145 PAGE 32
RECORDING FEE $ 2.50
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Compliments of

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207

STATE TAX $ 6.83
PROBATE .50
TOTAL $ 2.33

PAID SEP 20 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN