TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bea H. Osborne (NAME)
1211 Pennock Avenue (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
First Federal Savings & Loan (NAME)
4th & Union (STREET ADDRESS)
Nashville, Tennessee (CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
W20-22850
Map 71-15
Pa+ 425

For and in consideration of the sum of $10.00 BOOK 4160 PAGE 854
TEN AND NO/100 DOLLARS
Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 17, 1965, executed by Samuel Joseph Ferguson and wife, payable to First Federal Savings & Loan Association, for the original amount of $5,000.00, with interest at 5% per annum and a 1% service fee; principal, interest and service fee all payable $50.00 monthly, and secured by a Deed of Trust of record in Book 3892, page 132, Register's Office for Davidson County, Tennessee.
WE, SAMUEL JOSEPH FERGUSON AND WIFE, GRACE LOUISE WATERS FERGUSON

have bargained and sold, and by these presents do transfer and convey unto the said
BEA H. OSBORNE AND WIFE, SADIE MAI OSBORNE

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

Being Lot No. 30 in Crutcher's Subdivision of part of the Lucy H. Lindsley Property, in East Nashville, as of record in Book 161, page 129, Register's Office for said County. Said Lot No. 30 fronts 50 feet on the easterly side of Pennock Avenue and runs back between parallel lines, 167 feet more or less to an alley.
Being the same property conveyed to Samuel Joseph Ferguson and wife, Grace Louise Waters Ferguson, by deed from Andrew D. Tanner, Trustee, as of record in Book 3864, page 54, said Register's Office.

STATE TAX $ 10.20
PROBATE .50
TOTAL $ 10.70 PAID AUG 11 1967

AUG 11 1967
R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is improved (XX) unimproved property known as 1211 Pennock Avenue, Nashville, Tennessee
(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 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.

Witness our hands this 10th day of August, 19 67

Samuel Joseph Ferguson
Samuel Joseph Ferguson

Grace Louise Waters Ferguson
Grace Louise Waters Ferguson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Samuel Joseph Ferguson and wife, Grace Louise Waters Ferguson, 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 10th day of August, 19 67

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY
REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1006 - REGSEY

83671

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
330 THREE DOLLARS AND THIRTY CENTS

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 12 41 PM '67
BOOK 112 PAGE 160
RECORDING FEE $ 3.00
DEP. REG. J.K.

Warranty Deed
G-198219 mas
FROM SAMUEL JOSEPH FERGUSON, ET UX
TO BEA H. OSBORNE, ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX