BOOK 4248 PAGE 285

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey, Chernau & Castleman, 218 3rd Ave.No.,Nashville,Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.and Mrs. Roy B. Osborne (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 161-5
5412 Wakefield Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pc. 14
Nashville, Tenn. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FW

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Kay B Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st. DAY OF July, 1968.

Jack N Sloan
Notary Public

MY COMMISSION EXPIRES: 7-28-70

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ H. Clinton Jones and wife, Avis B. Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY B. OSBORNE AND WIFE, ANNE M. OSBORNE,

HEREINAFTER CALLED THE GRANTEES, 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. 80 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to H. Clinton Jones and wife, Avis B. Jones, by deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record in Book 3982, page 9, said Register's Office.

This conveyance is made subject to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3600, page 89, said Register's Office.

Unimproved ( ) Improved (X) property, known as 5412 Wakefield Dr. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37220 (Postal Zip)

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. Wherever 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 1st. day of July, 1968

H. Clinton Jones

Avis B. Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jack N. Sloan, a Notary Public in and for said County and State, the within named H. Clinton Jones and wife, Avis B. Jones,

the 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 1st. day of July 19 68.

Commission expires 7-28-70

Jack N Sloan
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

1-10-18166

WARRANTY DEED

FROM
H. CLINTON JONES AND WIFE,
AVIS B. JONES

TO
ROY B. OSBORNE AND WIFE,
ANNE M. OSBORNE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 0 3 9 0 2

IDENTIF. REFERENCE

JUL 3 9 29 AM '68

FELIX Z. WILSON TN REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3[illegible]	CONV	28,000.00			
JUL-3[illegible]	TAX		A*	72.80	
JUL-3[illegible]	FEE		A*	.50	
JUL-3[illegible]	DEED		A*	3.00	* 76.30