(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4254 PAGE 997

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna P. Floyd and Cordelia A. Jones	Murphree Mortgage Company	13D20040
(NAME:)	(NAME:)	
3943 Pheasant Drive	226 Third Avenue	Map 59-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 4
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness owing to Federal Housing Commissioner in the original principal amount of $11,150.00; and secured by a vendor's lien retained in the deed of record in Book 3640, page 165, Register's Office for Davidson County, Tennessee; We, BEA H. OSBORNE AND WIFE, SADIE MAI OSBORNE, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ ANNA P. FLOYD AND CORDELIA A. JONES, herein 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. 15 on the Plan of Treppard Heights, Section VII, as of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 130 feet on the westerly side of Pheasant Drive and extends back 315.1 feet on the northerly line and 312.3 feet on the southerly line to a dead line measuring 130 feet thereon.

Being the same property conveyed to Bea H. Osborne and wife, Sadie Mai Osborne, by deed from Frazier, H. Fielder and wife, of record in Book 4245 Page 729, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to a deed of trust of record in Book 3655, page 1, said Register's Office, which was given as further security for the indebtedness herein assumed.

unimproved ( ) This is improved (X) property, known as 3943 Pheasant Drive (House Number) (Street), Nashville (P. O. Address:) Tennessee (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 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,* except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 24th *day of* July ~~June~~, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bea H. Osborne
(Bea H. Osborne)

Sadie Mai Osborne
(Sadie Mai Osborne)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bea H. Osborne and wife, Sadie Mai Osborne

the within named 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 Tennessee this 24 day of July, 1968.

Notary Public

Commission expires 1-13-69

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.....

JUL 29 68 CONV 13,301.82
JUL 29 68 S'TAX A* 34.58
JUL 29 68 RFEE A* .50
JUL 29 68 W'DEED A* 3.00 * 38.08

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $13,301.82 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anna P. Floyd
Affiant

Subscribed and sworn to before me this the 24 day of July 1968

Notary Public

Commission Expires: 1-13-69

WARRANTY DEED

FROM
Bea H. Osborne et ux

TO
Anna P. Floyd and
Cordelia A. Jones

A 0 6 9 2 3

IDENTIF. REFERENCE

JUL 29 12 53 PM '68

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Road
Box 8

ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENN.

Void

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