BOOK 4256 PAGE 769

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iller Lee Nichols	First F&M Bank Trust Co.	Map. 91-5
(NAME) 6106 Terry Drive	(NAME) Same	Pac. 174
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable consideations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4171, page 132, Register's Office for Davidson County, Tennessee.

We, Clyde J. Osborne and wife, Bessie B. Osborne

have this day bargained and sold, and do hereby transfer and convey unto the said

Iller Lee Nichols and wife, Ethel Clark Nichols, their

~~XXXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 8 of West Park Subdivision 5th Addition, as of record in Book 3500, page 94, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northwesterly margin of Terry Drive and runs back 133.8 feet on the northeasterly line and 95.6 feet on its southwesterly line to a broken line at the rear on which it measures 68.4 feet.

Being the same property conveyed to Clyde J. Osborne and wife, Bessie B. Osborne, by deed from William H. Love of record in Book 4195, page 707 Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,689.05

Subscribed and sworn to before me, this the 31 day of July, 1968

My commission expires: Jan 23, 1972 (Affix Seal)

X Clyde J Osborne
Affiant

Notary Public

This is ~~unimproved~~ improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Iller Lee Nichols and wife, Ethel Clark Nichols, their ~~XXXXXX~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Iller Lee Nichols and wife, Ethel Clark Nichols, their

~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand ~~&~~ this 31 day of July, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Clyde J Osborne

X Bessie B Osborne

This Instrument Was Prepared By

Philip Saindon (pb)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Sandon, *a Notary Public in and for said County and State,* Clyde J. Osborne and wife, Bessie B. Osborne

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* 31 *day of* July, 1968

Phillip Sandon
Notary Public

Commission expires Jan. 23, 1972

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 .....

AUG-5 CONV 11,689.03
AUG-5 STAX A* 30.42
AUG-5 PMTFEE A* .50
AUG-5 RDEED A* 3.00 * 33.92

WARRANTY DEED

FROM
CLYDE J. OSBORNE, ET UX

TO
ILLER LEE NICHOLS, ET UX

A 07692

IDENTIF. REFERENCE

AUG 5 8 53 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rush

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON