BOOK 4296 PAGE 402

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH L. MESSAMORE ET UX	Same	Map 83-6
(NAME:) 113 Chapel Avenue	(NAME:)	Par. 266
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)----------
DOLLARS
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration the Grantees herein assume and agree to pay the unpaid balance of a note due and payable to E. O. Sanders Realty Co. secured by an instrument of record in Book 2902, Page 80, Register's Office for Davidson County, Tennessee, we, Ray D. Osborne and wife, Georgia Osborne,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth L. Messamore and wife, Emma J. Messamore,

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

BEING the southerly 40 feet of Lot No. 31 and the northerly 15 feet of Lot No. 32 on the Plan of Olivia Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for said County.

SAID parts of Lots Nos. 31 and 32 front together 55 feet on the westerly side of Chapel Avenue and extend back 184.4 feet, more or less, on the southerly line and 163 feet, more or less, on the northerly line to an alley, measuring 55 feet thereon.

BEING the same property conveyed to Ray D. Osborne and wife, Georgia Osborne, by deed from Ernest Pitt and wife, Inez Pitt, of record in Book 3507, Page 41, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 113 Chapel Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Kenneth L. Messamore and wife, Emma J. Messamore,

their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth L. Messamore and wife, Emma J. Messamore *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, Ray D. Osborne and wife, Georgia Osborne,

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* 12th *day of* 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.*

Ray D. Osborne
Georgia Osborne

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
320 Gallatin Road, South
Madison, Tennessee 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray D. Osborne and wife, Georgia 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 Tennessee this 12th day of June, 1968.

Mrs Joe L. Jenkins Notary Public

Commission expires May 17, 1970

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.....

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8750.00.

Ray D Osborne
Affiant

Subscribed and sworn to before me, this the 12th day of June, 1968.

Mrs Joe L Jenkins
Notary Public

My Commission Expires: May 17, 1970.

DEC27'68	CONV	*8,750.00			
DEC27'68	S'TAX		B*	22.62	
DEC27'68	PR'FEE		B*	.50	
DEC27'68	W'DEED		B*	3.00	* 26.12

WARRANTY DEED

FROM
RAY D. OSBORNE and wife,
GEORGIA OSBORNE

TO

KENNETH L. MESSAMORE and wife,
EMMA J. MESSAMORE

A 25000

IDENTIF. REFERENCE

Dec 27 12 58 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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