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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

John M. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 1969.

Glen C. Coyle
Notary Public

MY COMMISSION EXPIRES: 4/2-1/69
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Osborne et ux (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	15D
2309 Fernwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 72 - 8
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 187

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, Richard L. Cobb and wife, Sara E. Cobb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Osborne and wife, Ellen 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. 241 on the Map of Dalewood, Section 4, of record in Book 1835, page 21, Register's Office for said County.

Beginning at a point in the northeasterly margin of Fernwood Drive, the common corners of lots 240 and 241; thence with the line between said lots northeasterly 170 feet to a point; thence southeasterly 80.8 feet to a point in the northwesterly margin of Ravenwood Drive; thence with the margin of said Drive, southwesterly 145 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 39.3 feet to a concrete monument in the northeasterly margin of Fernwood Drive; thence with the margin of said Drive, northwesterly 55.8 feet to the beginning.

Being the same property conveyed to Richard L. Cobb and wife, Sara E. Cobb, by deed from Jay W. Gilliam and wife, Annie Clarice Gilliam of record in Book 4219, page 879, Register's Office for Davidson County, Tennessee.
It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of $9,005.16 of a note secured by a first mortgage Deed of Trust of record in Book 3810, page 202, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.
This conveyance is made subject to Restrictive Covenants of record in Book 1855, page 233, and Book 1786, page 80, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2309 (House Number) Fernwood Drive (Street) Nashville, Tennessee (P. O. Address) 37216 (City or Town) (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 27th day of May, 1969

Richard L. Cobb

Sara E Cobb

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Eleanor E Smith, a Notary Public in and for said County and State, the within named Richard L. Cobb and wife, Sara E. Cobb

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 27th day of May 1969.

Commission expires 4/25/72

Eleanor E Smith
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Richard L. Cobb and wife,
Sara E. Cobb

TO
John M. Osborne and wife,
Ellen M. Osborne

A 42075

IDENTIF. REFERENCE

MAY 27 10 00 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 27 69	CONV	10,500.00			
MAY 27 69	S'TAX		A*	27.30	
MAY 27 69	PR'FEE		A*	.50	
MAY 27 69	W'DEED		A*	3.00	* 30.80