WARRANTY DEED

BOOK 4348 PAGE 78

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Branham, et ux	John P. Branham	26W-3620
(NAME)	(NAME)	
219 Mockingbird Road	219 Mockingbird Road	Map 103-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 15
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-One Thousand and No/100---------- ---------- ($31,000.00) ---------- *Dollars,*

cash in hand paid by John P. Branham and wife, Sally A. Branham, the receipt of all of which is hereby acknowledged,

We, James F. Osteen and wife, Justine J. Osteen

have this day bargained and sold, and do hereby transfer and convey unto the said John P. Branham and wife, Sally A. Branham, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in said County and State, being lot No. 11 and the southerly 15 feet front and 25 feet rear of lot No. 12 of Block "C" on the Plan of Cherokee Park, Section No. 1, as of record in book 547, pages 169 and 170, Register's Office for said County, described as follows:
Beginning on the westerly margin of Mockingbird Road at the corner of lots Nos. 10 and 11, thence with the westerly margin of said road northwardly 75 feet to the southeast corner of the property conveyed to Horton A. Jones, Jr., and wife, Joan Smith Jones, by deed from Horton A. Jones and wife, Lena B. Jones, of record in book 2340, page 377, said Register's Office; thence with the said Jones' southerly line, westwardly 165 feet, more or less, to the westerly line of said subdivision; thence with said line, south 28° 13' east 109 feet to the southwest corner of lot No. 11; thence with the southerly line of lot No. 11 eastwardly 149.21 feet to the beginning.
Being the same property conveyed to Justine Jones Osteen, by deed from Lena B. Jones, of record in book 4028, page 650, Register's Office for said County.

This conveyance is made subject to an easement for public utilties and a minimum building setback line from Mockingbird Road of 50 feet, as shown on plan of record in book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this tranefer is $ 31000.00

Subscribed and sworn to before me, this the 8th day of July 19 69

Affiant

My commission expires: June 4, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 219 Mockingbird Road (House Number) (Street) Nashville, Tennessee 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 John P. Branham and wife, Sally A. Branham, their *(successors), 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.*, except 1969 taxes which are prorated and assumed by grantees.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John P. Branham and wife, Sally A. Branham, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* July, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* James F. Osteen and wife, Justine J. Osteen

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* July, *19*69

Mary Emery *Notary Public*

Commission expires June 6, 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 .....

JUL-8 69	CONV	31,000.00				
JUL-8 69	S'TAX		C*	80.60		
JUL-8 69	PR'FEE		C*	.50		
JUL-8 69	W'DEED		C*	3.00	*	84.10

WARRANTY DEED

FROM
James F. Osteen, et ux
TO
John P. Branham, et ux

A 46890

IDENTIF. REFERENCE

JUL 8 1 47 PM '69

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TENN.

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

Branch Title 304631