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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 $ 11,704.16

agt — LFB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May 19 70

Notary Public

MY COMMISSION EXPIRES: May 1, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 5333 Charlotte Ave., Nash., Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonard Kimble et ux (NAME) | First Federal Savings & Loan Assoc. (NAME) | Map 117-4 |
| (STREET ADDRESS OR ROUTE NUMBER) | 236 4th Avenue North (STREET ADDRESS) | Par. 299 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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, George A. Osborne and wife, Lois A. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Kimble and wife, Grace Cannon Kimble

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. 103 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 103 fronts 69.9 feet on the south side of Kirkwood Avenue, formerly Augusta Avenue, and runs back 126.0 feet on the east line and 125.6 feet on the west line, to an alley, measuring 69.9 feet on said alley.

BEING the same property conveyed to George A. Osborne and wife, Lois A. Osborne by deed from John C. Burgin and wife, Emily Dance Burgin, of record in Book 3308, page 213, said Register's Office.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company, of record in Trust Deed Book 2939, page 503, Register's Office for said County.

unimproved { } This is improved { } property, known as 1507 Kirkwood Lane (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (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 hand s this 14 day of May, 19 70

/s George A. Osborne

/s Lois A. Osborne

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Osborne and wife, Lois A. Osborne

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 14 day of May 1970

Commission expires May 31 - 1971

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Con. 11,704.16

**WARRANTY DEED**

FROM
GEORGE A. OSBORNE ET UX

TO
LEONARD KIMBLE ET UX

A 78068

IDENTIF. REFERENCE

MAY 20 10 25 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

Mail to Jackson & Company- 2408 Granny White Pike Nashville, Tennessee 37204

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|---|---|---|---|---|---|
| MAY20 70 | CONV | 11,704.16 | | | |
| MAY20 70 S'TAX | | | A* | 30.42 | |
| MAY20 70 PR'FEE | | | A* | .50 | |
| MAY20 70 | W'DEED | | A* | 3.00 | * 33.92 |