TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bea H. Osborne, ET UX
(NAME)
Gains Street
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
Same as New Owner
(NAME)
BOOK 4431 PAGE 205
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
12D-77035
Map 70-8
Par. 122
PW

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Dec. 15, 1955, executed by John Huling, Jr. and wife, payable to M. M. Cunniff and wife, for the original sum of $5,000.00, with interest at 6% per annum, both principal and interest payable $40.00 monthly, beginning Jan. 15, 1956, and secured by a Vendor's Lien retained in the deed of record in Book 2486, page 200, Register's Office of Davidson County, Tennessee.

We, GEORGE W. PHILLIPS AND WIFE, ETHEL M. PHILLIPS
have bargained and sold, and by these presents do transfer and convey unto the said
BEA H. OSBORNE AND WIFE, SADIE M. OSBORNE

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

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

Being Lot No. 69 on the Map of part of Free Silver Plan, as of record in Book 161, page 76, Register's Office for said County, described according to a survey of the same made by Geo. W. Watkins, Surveyor, January 31, 1955, and the said lot is described as fronting 46.3 feet on the southerly side of Gains Street, and running back and between lines 125 feet to an alley and shows 43.7 feet on said alley.
Together with the right and privilege of a one-half interest in well of water located on Lot No. 68 on said plan, as more particularly appears in deed of record in Book 2486, page 200, said Register's Office.
Being the same property conveyed to George W. Phillips and wife, Ethel M. Phillips, by deed from Willy Brady and wife, as of record in Book 3226, page 591, said Register's Office.

unimproved ( )
This is improved (X) property, known as Gains Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever used, the singular number shall include the plural, the piural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of July, 1970.

George W. Phillips
GEORGE W. PHILLIPS

Ethel M. Phillips
ETHEL M. PHILLIPS

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named GEORGE W. PHILLIPS AND WIFE, ETHEL M. PHILLIPS the oargainors, 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 13th day of July, 1970.

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-216465

FROM
George W. Phillips, ET UX

To
Bea H. Osborne, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,135.90.
This is equal to or less than the property would bring at a fair and voluntary sale.
Bea H. Osborne
Sworn to and subscribed before me this 13th day of July 1970.
My commission expires April 24, 1974.

PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

BOOK 4431 PAGE 206

JUL 14 70	CONV	*3,135.90				
JUL 14 70	S'TAX		A*	8.06		
JUL 14 70	PR'FEE		A*	.50		
JUL 14 70	W'DEED		A*	3.00	*	11.56

A 8 3 5 9 2

IDENTIF. REFERENCE

JUL 14 12 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.