WARRANTY DEED

BOOK 4455 PAGE 163

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ernestine Wilkins Osborne	Home Federal Savings & Loan Assn.	
(NAME) 95 Claiborne Street	(NAME) L. & C. Tower	Map 93-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par 80
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ----------

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Dollars,

cash in hand paid by Ernestine Wilkins Osborne, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, the said Ernestine Wilkins Osborne has assumed and agrees to pay the unpaid balance of $2,744.88 of an original indebtedness of $4,500.00 secured by deed of trust of record in book 3814, page 509, Register's Office for Davidson County, Tennessee,

We, James R. Watts and wife, Thelma J. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said Ernestine Wilkins Osborne, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 180 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages 84 and 85, Register's Office for said County.
Said Lot No. 180 fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel lines, with the southerly margin of Fain, formerly Spring Street, 165 feet to an alley, and shows 35 feet on said alley.
Being the same property conveyed to James R. Watts and wife, Thelma J. Watts, by deed from Ernestine Wilkins, et al, of record in book 3814, page 507, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6000.00

Subscribed and sworn to before me, this the 27th day of October 19 70

Ernestine Wilkins Osborne
Affiant

My commission expires My Commission Expires April 21, 1971 (AFFIX SEAL)

Raymond H. Darrow
Notary Public

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX

This is (unimproved ( ) improved (X)) property, known as 95 Claiborne Street, Nashville, Tennessee
(House Number) (Street) 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 Ernestine Wilkins Osborne, her

(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 by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ernestine Wilkins Osborne, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 27th *day of* October, 19 70, *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:
Raymond H. Darrow, Attorney
American Trust Building
Nashville, Tennessee

James R. Watts and wife
Thelma J. Watts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darrow, *a Notary Public in and for said County and State,* James R. Watts and wife, Thelma J. Watts,

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 Nashville
this 27th *day of* October, *19* 70.

My Commission Expires April 21, 1971

Raymond H. Darrow *Notary Public*

Commission expires.....

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

OCT28'70	CONV	*6,000.00				
OCT28'70	S TAX		A*	15.60		
OCT28'70	P&F FEE		A*	.50		
OCT28'70	W DEED		A*	3.00	*	19.10

WARRANTY DEED

FROM
James R. Watts et ux.
TO
Ernestine Wilkins Osborne

A 94422

IDENTIF. REFERENCE

OCT 28 9 22 AM '70

FELIX Z. WILSON II 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