BOOK 4465 PAGE 180

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$13,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1970

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald H. Bush et ux (NAME)	Mortgage Associates, Inc. (NAME)	27W 00925
2406 Inga Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	72-13-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	130

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, Hazel R. Osborne
W. D. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald H. Bush et ux Mae M. Bush

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:

BEING Lot no. 45 on the map of Springdale Subdivision of record in Book 974, page 18, Register's Office, Davidson County, Tennessee. Said Lot fronts 50 feet on the easterly side of Inga Street and runs back between lines 237 feet on the north line and 240 feet on the south line, to the center line of a drain, measuring 50 feet thereon.

BEING the same property conveyed to W. D. Osborne and wife Hazel R. Osborne from W. A. McWhirter and wife of record in Book 2084, page 405, said Register's Office.

This conveyance is made subject to an easement granted the State of Tennessee, by A. R. Decker and wife, of record in Book 1136, page 268, said Register's Office, for the purposes of maintaining and operating a sanitary sewer. The plat of said sewer line is of record in Book 1130, page 50, said Register's office. By instrument of record in Book 1333, page 401, the above easement was assigned by the State of Tennessee, to the City of Nashville, and subject to an easement for a drain along the rear of the premises.

This is unimproved {x} improved property, known as 2406 Inga Avenue (House Number) (Street) Nashville (P. O. Address) (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 their hands this 7th day of December, 1970

W. D. Osborne

Hazel R. Osborne

STATE OF TENNESSEE
Davidson County

BOOK 4465 PAGE 181

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named W. D. Osborne et ux Hazel R. Osborne

the bargainor, 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 Davidson Cty., Tennessee, this 7th day of December 1970.

Commission expires 11/26/73

Notary Public EDWARD SEDDON

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 W. D. Osborne et ux

TO Hazel R. Osborne

Gerald H. Bush et ux

Mae M. Bush

A 98571

IDENTIF. REFERENCE

DEC 8 12 15 PM '70

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

Fee Buy 3

DEC-8 70	CONV	13,200.00			
DEC-8 70	S'TAX		A*	34.32	
DEC-8 70	PR'FEE		A*	.50	
DEC-8 70	W'DEED		A*	3.00	* 37.82