BOOK 4477 PAGE 386

This instrument was prepared by
REAU E. FOLK, JR.
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
TTC-218992

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
10-2-4-6-1	Mr/Mrs Buford D. Osborn (same as below)	Guaranty Mortgage Company 311- 7th Ave., North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8DA-41660	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 413 American Road, 37209	LOAN OR ACCOUNT NO. 16963 (320) 612066
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 10, 1957, in the original principal sum of $11,450.00, payable to Guaranty Mortgage Company, in monthly installments of $63.32, including interest as set forth in said note, and being secured by a deed of trust executed by Eugene L. Davis and wife to Herschel Greer, Trustee, as of record in Book 2681, page 155, said note and deed of trust having been assigned to Federal National Mortgage Association as of record in Book 2686, page 266,

GEORGE W. ROBERTSON and wife, OPAL BROOKS ROBERTSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BUFORD DOUGLAS OSBORN and wife, ANNIE LOU OSBORN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Charlotte Park, Section I, as of record in Book 2663, page 6.

Said Lot No. 2, which is a corner lot, fronts 105.0 feet on the westerly margin of American Road and fronts 121.0 feet on the northerly margin of Premier Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 114.2 feet on the westerly line and 100.0 feet on the northerly line to a point of intersection.

Being the same property conveyed to George W. Robertson and Opal Brooks, now Robertson, by deed from Eugene L. Davis and wife, Joyce Tidwell Davis, as of record in Book 4322, page 222.

This conveyance is made subject to restrictions of record in Book 2593, page 566; and Book 2638, page 490.

FEB-2[illegible]	CONV	18,500.00			
FEB-2[illegible]	S'TAX		A*	48.10	
FEB-2[illegible]	PR'FEE		A*	.50	
FEB-2[illegible]	W'DEED		A*	3.00	* 51.60

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of January, 19 71.

Opal Brooks Robertson

Opal Brooks Robertson

George W. Robertson

George W. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George W. Robertson and Opal Brooks, now Robertson,

the 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, Tennessee, this, the 27th day of January, 1971.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Buford Douglas Osborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1971

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: pbh

FROM
GEORGE W. ROBERTSON AND OPAL BROOKS, now ROBERTSON

TO
BUFORD DOUGLAS OSBORN AND WIFE

B 03691

IDENTIF. REFERENCE

FEB 2 4 05 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public