BOOK 4723 PAGE 469

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
12th FLOOR, THIRD NATL. BANK BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harry B. Osgood et ux (NAME)	Deaconess Mortgage (NAME)	103.10
817 Neartop Drive (STREET ADDRESS OR ROUTE NUMBER)	411 7th Ave N. (STREET ADDRESS)	# 91
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars ----------

---------- *Dollars,*
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees, Harry B. Osgood and wife, Nelle Osgood, of the balance remaining on a note, dated July 5, 1961, in the original amount of $12,100.00 plus interest, and a Deed of Trust securing said note, from Jerry P. Ballard and wife, Winifred V. Ballard to Herschel Greer, Trustee, and recorded in Book 3245, page 493, Register's Office for Davidson County, Tennessee.

We, Phillip A. Schmutz and wife, Constance S. Schmutz

have this day bargained and sold, and do hereby transfer and convey unto the said Harry B. Osgood and wife, Nelle Osgood

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Brookside Court, Addition 4, Section 3, as of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 85 fronts 75.53 feet on the westerly side of Neartop Drive and runs back 287.1 feet on the northerly line and 282.2 feet on the southerly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to Phillip A. Schmutz and wife, Constance S. Schmutz, by Deed from Walter D. Schmutz and wife, Marie E. Schmutz, dated December 30, 1968, and recorded in Book 4298, page 336, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,950.00

Subscribed and sworn to before me, this the 28 day of June 1973

Affiant

My commission expires: 10-25-76 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 817 Neartop Drive (House Number) (Street) Nashville, Tennessee 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 Harry B. Osgood and wife, Nelle Osgood

their *(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 said Deed of Trust.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry B. Osgood and wife, Nelle Osgood

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

Witness our hands this 28 day of June, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip A. Schmutz

Constance S. Schmutz

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Brown, a Notary Public in and for said County and State, Phillip A. Schmutz and wife, Constance S. Schmutz

the within named 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 25 day of June, 1973

Robert L. Brown
Notary Public

Commission expires 10-25-76

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.....

JUN29 73 CONV 19,950.00
JUN29 73 S TAX A* 51.74
JUN29 73 PR FEE A* .50
JUN29 73 W DEED A* 4.00 * 56.24

WARRANTY DEED

FROM
Phillip A. Schmutz et ux

TO
Harry B. Osgood et ux

C 13233

IDENTIF. REFERENCE

JUN 29 9 55 AM '73

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE