THIS INSTRUMENT PREPARED BY
WILLIS, KNIGHT & BARR
700 Union Street
Nashville, Tennessee

Mail TO

WARRANTY DEED

BOOK 4728 PAGE 701

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis N. and wife, Paulette S. Osborne (NAME)	SAME (NAME)	73 16
2512 Stones River Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	30 46906

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

---------- *Dollars,*

and other good and valuable consideration, including the assumption of a certain mortgage described in a Deed of Trust of record in Book 4574, page 104, Register's Office for Davidson County, Tennessee

James E. Arnold and wife, Karen P. Arnold

have this day bargained and sold, and do hereby transfer and convey unto the said Dennis N. Osborne and wife Paulette S. Osborne their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Two Rivers Subdivision, as of record in Book 3600, page 65, Register's Office for said County.

Said Lot No. 11 fronts 89.63 feet on the northeasterly side of Stones River Court and runs back 224.5 feet, more or less, on the northwesterly line and 205.0 feet, more or less, on the southeasterly line to the Cumberland River in the rear, measuring 150.0 feet, more or less, thereon.

Being the same property conveyed to James E. Arnold and wife, Karen P. Arnold by deed from Kenelm O. Dyches, et ux of record in Book 4574 page 102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3793, page 125, and Book 3795, page 799, said Register's Office.

This conveyance is also subject to a deed of trust recorded in Book 4574, page 104, Register's Office for Davidson County, Tennessee, securing a note in the original amount of $32,900.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000

Subscribed and sworn to before me, this the 11th day of July, 1973

Affiant John M. Wagner

My commission expires: 11/12/75 (Affix Seal)

Notary Public Virginia F. Crossnoe

This is improved ( ) unimproved (X) property, known as 2512 Stones River Court, 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 Dennis N. Osborne and wife, Paulette S. Osborne, 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 title is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis N. Osborne and wife, Paulette S. Osborne their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* July, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jno E. Arnold

Karen P. Arnold

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me John W. Wagster, a Notary Public in and for said County and State, Joseph E. Arnold and Karen P. Arnold

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, Tenn., Tennessee, this 16th day of July, 1973.

John W. Wagster
Notary Public

Commission expires 2-1-75

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.....

JUL 17	CONV	44,000.00			
JUL 17 S'TAX			A*	114.40	
JUL 17 PR'FEE			A*	.50	
JUL 17	W'DEED		A*	4.00	* 118.90

WARRANTY DEED

FROM
James E. Arnold and wife,
Karen P. Arnold

TO
Dennis N. Osborne and wife,
Paulette S. Osborne

C 1 5 6 5 7

IDENTIF. REFERENCE

Jul 17 3 25 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE