BOOK 4788 PAGE 965

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Hazel Z. Martin, a widow

TO

Gary Thomas Osborne and wife,
Bonnie Childers Osborne

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Thomas Osborne et ux (NAME)	First Federal Savings & Loan (NAME)	Map 104-1
117 38th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcel 296
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	25W8025

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEB 19 8 30 AM '74

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C42299

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00 Gary Thomas Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 1974

Elizabeth F. Sloss
Notary Public

MY COMMISSION EXPIRES: Nov. 19, 1975

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the grantes herein to assume the balance of $7,919.17 due and owing on a note to First Federal Savings & Loan Association of Nashville, Tennessee, secured by a deed of trust of record in Book 4055, page 631 , Register's Office for Davidson County, Tennessee,

I, Hazel Z. Martin, a widow have bargained and sold, and by these presents do transfer and convey unto the said Gary Thomas Osborne and wife, Bonnie Childers Osborne 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. 108 on the Plan of Part of West Grove Subdivision as of record in Book 421, page 109, said Register's Office.

Said Lot No. 108 fronts 50 feet on the westerly side of 38th Avenue, North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jimmy D. Martin and wife, Hazel Z. Martin by deed from Stella Scarlett of record in Book 4691, page 895, Register's Office for Davidson County, Tennessee, the said Jimmy D. Martin having since died.

BOOK 4788 PAGE 966

WD-2

This is { unimproved / improved (X) } property, known as 117 38th Avenue, North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary Thomas Osborne and wife, Bonnie Childers Osborne their heirs and assigns, forever.

And I do covenant with the said Gary Thomas Osborne and wife, Bonnie Childers Osborne that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Hazel Z. Martin do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Gary Thomas Osborne and wife, Bonnie Childers Osborne, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of February, 19 74

Hazel Z. Martin

Hazel Z. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth F. Steger, a Notary Public in and for said County and State, the within named Hazel Z. Martin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 19 74

Elizabeth F. Steger, Notary Public.

Commission expires Nov. 19, 1975

ELIZABETH STEGER 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 himself 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 ...

FEB 19 CONF 12,000.00
FEB 19 STAX A* 31.20
FEB 19 DEED A* 4.00 * 35.70

Witness my hand and seal, at office in ..., this ... day of ..., 19...

..., Notary Public.

Commission expires ...