BOOK 1835 PAGE 237 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,350.00

Charles O'Dell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1974

John A. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. O'Dell (NAME)	National Mortgage Company (NAME)	60A-B-845
164 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 109-11
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 199

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, BENJAMIN FRANKLIN OSBURN and wife, NELLIE B. OSBURN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. O'DELL and wife, BARBARA F. O'DELL

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:

LAND in Davidson County, Tennessee, being Lot No. 25 and the southerly 5 feet of Lot No. 23 on the plan of E. T. Dumonts Property, of record in Book 547, page 127, Register's Office for said County.

SAID Lot No. 25 and part of Lot No. 23 front together 55 feet on the easterly margin of Rains Avenue and extends back between parallel lines 150 feet to an alley, running along the right-of-way of Byrum Avenue, formerly Dorothy Avenue.

BEING the same property conveyed to Benjamin Franklin Osburn and wife, Nellie B. Osburn by deed from Claude E. Glenn and wife, Bertha Louise Glenn of record in Book 2449, page 263, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 164 Rains Avenue, Nashville, Tennessee 37203
(House Number) (Street) (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 our hand s this 16th day of July, 1974

Benjamin Franklin Osburn
Benjamin Franklin Osburn

Nellie B. Osburn
Nellie B. Osburn

BOOK 1835 PAGE 238

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN FRANKLIN OSBURN and wife, NELLIE B. OSBURN

the 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 16th day of July, 19 74

Commission expires 5-1-76

Notary Public

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

BENJAMIN FRANKLIN OSBURN ET UX

TO

CHARLES M. O'DELL ET UX

663383

IDENTIF. REFERENCE

JUL 17 3 46 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Roy Wilkins & Adams
Attorneys-at-Law
112 Stahlman Building
Nashville, Tennessee 37201

JUL 17	CONV	24,350.00			
JUL 17 S'TAX			A*	63.18	
JUL 17 PR'FEE			A*	.50	
JUL 17	W'DEED		A*	4.00	* 67.68