THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 1636 PAGE 51

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
42-9-59	Mr./Mrs. D. L. Batts	Guaranty Mortgage Company First American Center Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 21272
11D-8585	407 Kemper Drive	PROPERTY IS ☒ 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 20, 1956, payable to Guaranty Mortgage Company payable in monthly installments as set forth in said note including interest as set out therein, and being secured by a deed of trust executed by D. L. Batts and wife, to Herschel Greer, Trustee, of record in Book 2579, Page 611,

D. L. BATTS AND WIFE, HELEN BATTS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENJAMIN F. OSBURN AND WIFE, NELLIE B. OSBURN

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. 107 on the Plan of Section I, Kemper Heights, of record in Book 2331, page 65 and 66, Register's Office for said County.

Said Lot No. 107 fronts 110 feet on the south side of Kemper Drive and runs back 282 feet on the east line and 297 feet on the west line to a dead line, measuring 109.5 feet thereon.

Being the same property conveyed to D. L. Batts and wife, Helen Batts, by deed from R. R. Mincy and wife, Mariam Mincy, of record in Book 2604, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 2442, page 459.

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 and 1974 taxes which have been prorated and assumed by the Buyers.

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 18 day of July, 1974.

HELEN BATTS

D. L. BATTS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named D. L. Batts and wife, Helen Batts

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 18 day of July, 1974.

My commission expires: 7/27/77

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 $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM D. L. BATTS AND WIFE

TO BENJAMIN F. OSBURN AND WIFE

C 6 3 7 2 0

IDENTIF. REFERENCE

JUL 19 3 40 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

JUL 19 CONV 32,500.00

STATE OF TENNESSEE JUL 19 S'TAX A* 84.50
COUNTY OF DAVIDSON JUL 19 PR'FEE A* .50
JUL 19 W'DEED 1.00 89.00

Before me, _____, a Notary Public 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____.

_____