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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Ben Franklin McLemore, a widower

TO

Earl Osborne

For draftsman's use

This instrument prepared by
Theodore Hudson, Attorney
115 Union Street
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Osborne (NAME)	Earl Osborne (NAME)	94-13
7 Edgar Street (STREET ADDRESS OR ROUTE NUMBER)	7 Edgar Street (STREET ADDRESS)	Par 24
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

C83326

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

JAN 6 8 28 AM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$4,750.00 Theodore Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January December 1 19 75

Notary Public

MY ~~COMMISSION EXPIRES~~: 4-9-79

~~(AFFIX SEAL)~~

For and in Consideration of the sum of One and No/100 ----------

----------($1.00)---------- DOLLARS

and the love and affection I have for Earl Osborne,

I, Ben Franklin McLemore, a widower

have bargained and sold, and by these presents do transfer and convey unto the said Earl Osborne, a remainder in fee simple interest after my death, expressly reserving an estate for my life, his 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. 12 of Block "K" in the Hermitage Addition to Nashville, as of record in Book 57, pages 42, 43 and 108, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of Edgar Street and runs back between parallel lines with the southerly margin of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to Ben Franklin McLemore and wife, Annie Mary McLemore, by deed from Harold Levy, unmarried, of record in Book 4262, page 900, Register's Office for Davidson County, Tennessee. The said Annie Mary McLemore having since died.

JAN-6	CONV	*4,750.00				
JAN-6	S'TAX		A*	12.22		
JAN-6	PR'FEE		A*	.50		
JAN-6	W'DEED		A*	4.00	*	16.72

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This is unimproved ( ) improved (X) property, known as 7 Edgar Street (House Number) (Street) Nashville, Tennessee 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 Earl Osborne his heirs and assigns, forever.

And I do covenant with the said Earl 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, Ben Franklin McLemore, a widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Earl Osborne his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of December, 19 74

Ben Franklin McLemore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ROBERT L. TAYLOR, a Notary Public in and for said County and State, the within named Ben Franklin McLemore, a widower

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

Witness my hand and official seal at Nashville Tennessee, this 24 day of December, 19 74

Robert L Taylor, 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 .