THIS DEED PREPARED BY:

B. F. 'JACK' LOWERY
ATTORNEY-AT-LAW
LOWERY BUILDING
PUBLIC SQUARE
LEBANON, TENNESSEE 37087

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D E E D

Map 107-5
Par. 57
no

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable considerations, I, FRANK D. OSTER, have this day bargained and sold and do hereby transfer and convey unto CAROL J. OSTER, her heirs and assigns, forever, the entire undivided one-half interest that I own in and to the following described property, to-wit:

FEB21'75 MISC A* 6.00 * 6.00

Being Lot No. 176 on the Plan of Bel-Air Section 2, as of record in Book 2900, Pages 29 to 32, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Patricia Drive at the common corner of Lots 175 and 176; thence with the margin of said Drive, southerly 89.2 feet to a point in the beginning of a curve; thence around said curve, southwesterly 33 feet to a point in the northerly margin of Karen Drive; thence with the margin of the same, westerly 98.4 feet to a point; the common corner of Lots 176 and 177; thence with the line between said lots, northwardly 84 feet to a corner of Lot No. 175; thence with the line between Lots 175 and 176, easterly 94 feet to the point of beginning.

Being the property that was conveyed to the Grantor and Grantee herein by deed from Lewis G. Talbert and wife, Patricia S. Talbert, dated January 21, 1972, and of record in Deed Book 4575, Page 93, Register's Office of Davidson County, Tennessee.

Buyer + Jay Bills

Mail Carol Oster
1402 Karen Dr.
Nash. Tenn

TO HAVE AND TO HOLD said property, with all appurtenances thereunto belonging, to the said CAROL J. OSTER, her heirs and assigns, forever, in fee simple.

I COVENANT that I am lawfully seized and possessed of a one-half undivided interest in and to the above described property as tenant in common and that I have a good and lawful right to convey the same; that the same is unencumbered except for a mortgage of record in Trust Deed Book 4575, Page 593, Register's Office of Davidson County, Tennessee, which the Grantee herein agrees to assume and finish paying; and that I will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

It is my intention through this instrument to convey to the said CAROL J. OSTER all of my one-half undivided interest in and to this said property and the said CAROL J. OSTER is to own the same completely, absolutely and in fee simple.

WITNESS my hand on this the 15th day of February, 1975.

Frank D. Oster

FRANK D. OSTER

STATE OF TENNESSEE

COUNTY OF Wilson

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Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, FRANK D. OSTER, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, on this the 15th day of February 1975.

LINDA M. MASON NOTARY PUBLIC WILSON COUNTY, TN.

Linda M. Mason

NOTARY PUBLIC

My commission expires:

1-28-78

C88322

IDENTIF. REFERENCE

FEB 21 10 09 AM '75

REGISTER DAVIDSON COUNTY, TENN.