THIS INSTRUMENT WAS PREPARED BY
W. MICHAEL MILOM, ATTORNEY AT LAW,
7th FLOOR, THIRD NATIONAL BANK
BLDG., NASHVILLE, TN 37219

WARRANTY DEED

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mail to

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

FOR AND IN CONSIDERATION of the sum of --

----------------- ONE and No/100 ---------------------------- *Dollars,*

JUN 16 75 CONV *4,750.00
JUN 16 75 S'TAX A* 12.22
JUN 16 75 PR'FEE A* .50
JUN 16 75 W'DEED A* 4.00 * 16.72

I, Earl Osborne

have this day bargained and sold, and do hereby transfer and convey unto the said

Ben Franklin McLemore, and his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 Earl Osborne, by deed from Ben Franklin McLemore, of record in Book 4879, page 275, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 4,750.00
Subscribed and sworn to before me, this the 13th day of June, 1975
[signature] Affiant
My commission expires: 2/4/76 (Affix Seal)
[signature] Notary Public

This is unimproved / improved (X) property, known as 7 Edgar Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ben Franklin McLemore and his

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my *hand this* 30th *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

EARL OSBORNE [signature: Earl Osborne]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. Michael Milom, a Notary Public in and for said County and State, Earl Osborne, the within named 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, Davidson Co. Tennessee, this 30th day of May, 19 75

W. Michael Milom
Notary Public

My Commission Expires 4/4/76

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 .....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.....

WARRANTY DEED

FROM

EARL OSBORNE

TO

BEN FRANKLIN McLEMORE

D 0 2 7 8 6

IDENTIF. REFERENCE

JUN 16 9 00 AM '75.

FEE $ 1.00 II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE