BOOK 4991 PAGE 571

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
J. T. OSBORNE	FIRST & MID-SOUTH MORTGAGE CO.	53-11-77
(NAME)	(NAME)	
902 Hamblen Drive	P. O. Box 2568	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM THOMAS WOMACK (unmarried)

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

J. T. OSBORNE AND WIFE, SHEILA J. OSBORNE

their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 222 on the Plan of Primrose Acres, Section Three as of record in Book 2900, page 71, Register's Office for said County.

SAID Lot No. 222 fronts 90.0feet on the southerly side of Hamblen Drive and runs back 146.7 feet on the westerly line and 206.5 feet on the easterly line to a rear line on which it measures 108.0 feet.

BEING the same property conveyed to William Thomas Womack and wife, Susan Watts womack by deed from Thomas William Toombs, Sr. and wife, Barbara Frances B. Toombs, as of record in Book 4389, page 980, Register's Office for said County. The interest of said Susan Watts Womack being decreed to said William Thomas Womack, by decree of record in Book 94 A page 39, Circuit Court Clerk's office for Davidson County, Tennessee.
THIS CONVEYANCE is made subject to a 10 foot public utilities easement, a 70 foot building setback line and an owner's certificate, restrictive covenants contained in an instrument of record in Book 3029, page 246, 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 $ 21,500.00

Subscribed and sworn to before me, this the 23rd day of January 19 76

Affiant J. T. Osborne

My commission expires: 4-8-78 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 902 Hamblen Drive, Madison, TN 37115 (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

J. T. OSBORNE AND WIFE, SHEILA J. OSBORNE

their ~~successors~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. T. OSBORNE and wife, SHEILA J. OSBORNE

their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 23rd day of January 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Thomas Womack

William Thomas Womack

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOOK 4991 PAGE 572

BOOK 4991 PAGE 572

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William Thomas Womack

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, *Tennessee this* 23rd *day of* January, *19*76.

Notary Public

Commission expires 4-8-78

MARTHA B. HALL 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 .....

JAN 26 76	CONV	21,500.00				
JAN 26 76	S'TAX		B*	55.90		
JAN 26 76	PR'FEE		B*	.50		
JAN 26 76	W'DEED		B*	4.00	*	60.40

WARRANTY DEED

FROM

TO

D 33564

IDENTIF. REFERENCE

JAN 26 2 39 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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