BOOK 4993 PAGE 366

WARRANTY DEED

This document prepared by:
Willis, Knight & Barr
700 Union Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace M. Osgood	Guaranty Mortgage	
(NAME)	(NAME)	
604 Wilson Blvd. South	411 Seventh Avenue North	103-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91
Nashville, Tenn. 37215	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars----------

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantee, Grace M. Osgood, of the balance remaining on a note, dated July 5, 1961, in the original amount of $12,100.00 plus interest, and a Deed of Trust securing said note, from Jerry P. Ballard and wife, Winifred V. Ballard to Herschel Greer, Trustee, and recorded in Book 3245, page 493, Register's Office for Davidson County, Tennessee.

I, Nelle Osgood,

have this day bargained and sold, and do hereby transfer and convey unto the said Grace M. Osgood,

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

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Brookside Court, Addition 4, Section 3, as of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 85 fronts 75.53 feet on the westerly side of Neartop Drive and runs back 287.1 feet on the northerly line and 282.2 feet on the southerly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to Harry B. Osgood and Wife, Nelle Osgood, by Deed from Phillip A. Schmutz and Wife, Constance S. Schmutz, of record in Book _____, page _____, Register's Office of Davidson County, Tennessee, the said Harry B. Osgood having since died and the fee simple title having passed to Grantor herein by operation of law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,950.00

Subscribed and sworn to before me, this the 29 day of JANUARY 19 76

Affiant

My commission expires: 7-27-77 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as _____ (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 Grace M. Osgood her (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, except for 1975 taxes and said Deed of Trust.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Grace M. Osgood (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of March, 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.

Nelle J. Osgood

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia S. Crimmons, a Notary Public in and for said County and State, Nelle Osgood

the within named bargainor, 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 Nashville Tennessee, this 27th day of March, 19 75

Virginia S. Crimmons Notary Public

VIRGINIA S. CRIMMONS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires 11/12/75

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.....

FEB-2%	CONV	19,950.00			
FEB-2% S'TAX			B*	51.74	
FEB-2% PR'FEE			B*	.50	
FEB-2%	W'DEED		B*	4.00	* 56.24

WARRANTY DEED

FROM NELLE OSGOOD

TO GRACE M. OSGOOD

D 34433

IDENTIF. REFERENCE

FEB 2 10 52 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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