This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 5056 PAGE 514 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Beth J. Osteen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August A.D. 1976

Thomas D. Griffith
Notary Public

MY COMMISSION EXPIRES: Dec 8th 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Osteen (NAME)	Fidelity Federal Savings & Loan (NAME)	130-15
4520 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	40
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, NORMA LAMPLEY FENTRESS, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. OSTEEN and wife, BETH J. OSTEEN

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 2 of Block "P" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, Page 25, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr. Surveyor, June 12, 1956, revised April 25, 1959 and May 10, 1959 as follows:

BEGINNING on the northwesterly margin of Beacon Drive at the corner of Lots nos. 2 and 3; thence with the line between said two lots, northwestwardly 215 feet to the southeast corner of a part of Lot No. 2 conveyed to Sam F. Dowlen and wife, by deed from P. E. Griffith and wife, of record in Book 2956, Page 156, said Register's Office; thence with Dowlen's southern boundary line, westwardly 100.5 feet, more or less, and northwestwardly 35.6 feet, more or less and northwestwardly 174 feet, more or less, to Dowlen's southwest corner; thence southerly 71.15 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southesterly 495.55 feet to the northwesterly margin of Beacon Drive; thence with the same northerly 117.5 feet to the beginning.

BEING the same property conveyed to Norma Lampley Fentress, a single woman by deed from H. N. Lampley and wife, Bertha W. Lampley of record in Book 3105, Page 211, Register's Office for said County.

This conveyance is made subject to the Plan of record in Book 1424, Page 25, said Register's Office which shows an owner's certificate, a 75-foot minimum building setback line from Beacon Drive and a 10 foot easement for public utility purposes along the rear line of said lot; and restrictive covenants contained in instrument of record in Book 1512, Page 384, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4520 Beacon Drive, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** ____ **this** 6th **day of** August, 19 76

Norma Lampley Fentress
NORMA LAMPLEY FENTRESS

STATE OF TENNESSEE
Davidson County

BOOK 5056 PAGE 515

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORMA LAMPLEY FENTRESS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 1976

Commission expires Dec 8th 1976 — Thomas D. Gupton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) (himself) (themselves) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM NORMA LAMPLEY FENTRESS

TO JAMES F. OSTEEN, et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 62859

IDENTIF. REFERENCE

AUG 11 2 58 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 11 76	CONV	48,000.00			
AUG 11 76	S'TAX		B*	124.80	
AUG 11 76	PR'FEE		B*	.50	
AUG 11 76	W'DEED		B*	4.00	* 129.30

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