This instrument prepared by [illegible]
N. Harpeth Hall
Nashville, TN 37211 - 833-5670

mail

WARRANTY DEED

BOOK 5057 PAGE 876

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald Wilson Osborne etux	Lomas & Nettleton Company	
(NAME)	(NAME)	
2909 Emery Drive	Life & Casualty Tower	96-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37219	178-PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) *Dollars,*

and other good and valuable considerations, including grantees agreement to assume and pay the balance of the mortgage indebtedness on the premises dated April 8, 1971, and recorded in Book 4492, page 406, Register's Office for Davidson County, Tennessee in the original principal sum of $15,850.00 It is expressly understood that the escrow account in connection with the aforesaid loan is transferred to the Grantees, Thomas B. Hamilton, Jr. and wife, Karen, hereafter Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Donald Wilson Osborne and wife, Linda K. Osborne, hereinafter called Grantees, their *(successors), heirs and assigns.*

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

Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Cloverhill Section 5, as of record in Book 2133, page 88, Register's Office for said County, and being further described as follows:

Beginning at a point on the southerly side of Emery Drive at the Common Corner of Lots 350 and 351; thence with the line between said lots, southerly 155.7 feet to a point; thence easterly 34 feet to a locust post and concrete monument; thence south 4° 39' east 18 feet to a concrete monument; thence eastwardly 16 feet to the common corner of Lots 351 and 352; thence with the line between said lots northwardly 170 feet to the southerly margin of Emery Drive; thence with the margin of the same westwardly 63 feet to the beginning.

Being the same property conveyed to Thomas B. Hamilton, Jr., and wife, Karen Hamilton by deed from George T. Hannah and wife, Linda M. Hannah, of record in Book 4683, page 581, RODC.

Grantors further transfer and convey unto Grantees the funds held in escrow by Lomas & Nettleton Company and do hereby authorize Lomas & Nettleton Company to transfer the existing fire and hazard insurance on the premises to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,3[illegible]

Subscribed and sworn to before me, this the 12th day of August 19 74

Affiant

My commission expires: 11-17-74 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2909 Emery Drive, Nashville, TN 37214
(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 Grantees, their *(successors),*

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

Grantors *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* August, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Thomas B. Hamilton Jr.
Thomas B. Hamilton, Jr.

x Karen Hamilton
Karen Hamilton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,* Thomas B. Hamilton, Jr. and wife Karen Hamilton

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 12th *day of* August, *19* 76

[signature] *Notary Public*

Commission expires 11-17-76

LAWRENCE D. WILSON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lawrence D. Wilson *, a Notary Public of the State and County aforesaid, personally appeared* Thomas Bennet Hamilton, Jr., etux Karen *, with whom I am personally acquainted, and who, upon oath, acknowledged* ~~self to be~~ they are ~~of the~~ *, the within named bargainors, a* ~~corporation~~, *and that* ~~they~~ they *executed the foregoing instrument for the purpose therein contained, by signing* ~~the name of~~ *the corporation by* ~~self as~~ their names.

Witness my hand and seal, at office in Nashville, Tennessee *,*
this ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

AUG 16 CONV 24,900.00
AUG 16 S'TAX B* 64.74
AUG 16 PR'FEE B* .50
AUG 16 W'DEED B* 4.00 * 69.24

WARRANTY DEED

FROM
Thomas B. Hamilton, Jr., etux,

TO
Donald Wilson Osborne, etux

Linda

D 63460

IDENTIF. REFERENCE

AUG 16 3 15 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS