Prepared by: William P. Sutherland, Attorney
14th Floor, American Trust Bldg.
Nashville, Tennessee 37201

BOOK 5086 PAGE 946

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Cassetty, et ux	Same	15D-20780
(NAME:) 899 West Main	(NAME:)	61-15
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville,Tn. 37075	(STREET ADDRESS)	78
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand Six Hundred Eighty-four Dollars ($12,684.00) *DOLLARS*

$5,967.23 of which is the assumption by purchasers Jim Cassetty and wife, Patricia P. Cassetty of a first mortgage in favor of Lovell & Malone Mortgage Company of Nashville, Tennessee and the remaing $6,716.77 of the purchase price being paid in cash, the receipt of which is hereby acknowledged, we, Everett E. Osburn and Alice Grant, tenants in common

have bargained and sold, and by these presents do transfer and convey unto the said Jim Cassetty, et ux, Patricia P. Cassetty

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 of Block C on the Map of the Resubdivision of Sunnymeade as of Record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the northerly side of Ardee Avenue and runs back 256.6 feet on the westerly line and 259.1 feet on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Everett Eugene Osburn and wife, Montana Light Osburn, by Deed from William Roy Chandler and wife, Mildred Jones Chandler, as of Record in Book 3097, page 469, 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 $ 12,684.00

Subscribed and sworn to before me, this the 11th day of Affiant

Dec 1976

My commission expires: (Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as 1207 Ardee Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim Cassetty, et ux, Patricia P. Cassetty *heirs and assigns, forever.*

And we *do covenant with the said* Jim Cassetty, et ux, Patricia P. Cassetty *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,* except to the extent of the mortgage mentioned hereinabove, and a second mortgage in favor of Sam B. Walker, now deceased, which latter indebtedness is to be extinguished contemporaneously with delivery of this instrument.

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jim Cassetty, et ux, Patricia P. Cassetty, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* October, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Everett Eugene Osburn

Florine E. Osburn

Alice Grant

MISSOURI
STATE OF ~~XXXXXXXXXX~~
COUNTY OF ~~XXXXXXXXX~~ St. Louis

Personally appeared before me, EVERETT E. OSBORN FLORINE E. OSBORN, a Notary Public in and for said County and State, the within named ABOVE

the bargainor, 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 ST. LOUIS, MISSOURI, ~~Tennessee~~, this 8th day of October, 19 76.

Nick Candido, Notary Public.

Commission Expires July 20, 1978.

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Grant

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 Springfield, Tennessee this 15th day of October, 19 76.

Larry Simmons, Notary Public.

Commission Expires 4-24-79

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.....

BOOK 5086 PAGE 949

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WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

Nov 11 3 24 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

NOV 11 76	CONV	12,684.00			
NOV 11 76 S'TAX			B*	33.02	
NOV 11 76 PR'FEE			B*	.50	
NOV 11 76	W'DEED		B*	8.00	* 41.52