WARRANTY DEED

BOOK 5330 PAGE 253

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRACE M. OSGOOD	SAME	Map 119-13
(NAME) 513 Morton "B"	(NAME)	Par. 189
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS)	6DA-37178
(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 valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantee herein to assume the balance due and owing on a note payable to Ira B. Phelps which note is secured by a deed of trust of record in Book 5066, page 646, Register's Office for Davidson County, Tennessee.

HERSCHEL BEECHAM and wife, OTHA MAE BEECHAM, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GRACE M. OSGOOD, Grantee,

her

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

LAND in Davidson County, Tennessee, being Lot No. 69 on the Map of College Heights, as of record in Book 332, page 19, Register's Office, Davidson County, Tennessee.

SAID Lot No. 69 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines 169 feet to an alley.

BEING all the same property conveyed to Herschel Beecham and wife, Otha Mae Beecham by deed from Amy Moseley and husband, Robert Moseley of record in Book 5182, page 176, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 25th day of August 1978

My commission expires: 8-3-80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 513 Morton "B" (House Number) (Street) Nashville 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 *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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRACE M. OSGOOD her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HERSCHEL BEECHAM

OTHA MAE BEECHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred E Cowden Jr. *, a Notary Public in and for said County and State,* Herschel Beecham and wife, Otha Mae Beecham

the within named bargainor S *, 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 25th *day of* August *, 19*78

FRED E. COWDEN, JR. NOTARY PUBLIC DAVIDSON CO. TENN.

Notary Public

Commission expires 8-3-80

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr., Attorney
Suite 303
4515 Harding Road
Nashville, Tennessee 37205

E 85226

IDENTIF. REFERENCE

AUG 28 9 36 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG28 78	CONV	34,500.00			
AUG28 78	S'TAX		B*	89.70	
AUG28 78	PR'FEE		B*	.50	
AUG28 78	W'DEED		B*	4.00	* 94.20

WARRANTY DEED

FROM
HERSCHEL BEECHAM and
OTHA MAE BEECHAM

TO
GRACE M. OSGOOD

TITLE INSURED BY POLICY NUMBER:
43-013-065693F

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York