This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5399 PAGE 73

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine T. Osten and Anne Lynn Harkins	Home Federal Sav + Ln Assn	114-14-23
(NAME) 350 Forrest Valley Dr.	(NAME) 230-4th Ave No.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37209	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Katherine T. Osten and Anne Lynn Harkins and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Katherine T. Osten and Anne Lynn Harkins have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,450.00, secured by deed of trust of record in Book 4227, page 513, Register's Office for Davidson County, Tennessee,

We, H. L. Canipe and wife, Edith R. Canipe

have this day bargained and sold, and do hereby transfer and convey unto the said Katherine T. Osten and Anne Lynn Harkins, as joint tenants with right of survivorship

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Thousand Oaks Estates, as of record in Book 3700, page 83, said Register's Office.
Said Lot 10 fronts 115.00 feet on the East side of Forrest Valley Drive and extends back 422.22 feet on the southerly line and 419.13 feet on the northerly line, to a line in the rear which measures 115.04 feet.

Being the same property conveyed to H. L. Canipe and wife, Edith R. Canipe by deed from Zack R. Cheek and George W. Jones, Jr., of record in Book 4223, page 928, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 250-foot minimum building setback line from Forrest Valley Drive, and conditions of Owner's Certificate of record in Book 3700, page 83, Register's Office for said County; and restrictive covenants of record in Book 4056, page 371, as amended in Book 4072, page 318, Register's Office for said County.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,900.00

Subscribed and sworn to before me, this the 23rd day of February 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emery

unimproved ( )
This is improved (X) property, known as 350 Forrest Valley Drive, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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., except for 1979 taxes which are prorated and assumed by the purchasers.

We 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.

Whenever 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 our hands this 23rd day of February, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H. L. Canipe

Edith R. Canipe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in a..d for said County and State,* H. L. Canipe and wife, Edith R. Canipe

*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* 23rd *day of* Feb., *19*79

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

5316 02/27 217.44- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED B 23590

FROM
H. L. Canipe and wife,
Edith R. Canipe

TO
Katherine T. Osten and Anne Lynn Harkins

F. 1. 5 8. 5 9

IDENTIF. REFERENCE

FEB 27 12 80 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627