#512218-3

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

FORM NO. WD-1

BOOK 5592 PAGE 895

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Fred A Brumbach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 19 80

Jane Thomas
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JANUARY 22, 1984
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU By
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred A. Brumbach (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 61-8
1204 Kenwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 192
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15-02 23675

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, RAY D. OSBORNE AND WIFE, GEORGIA O. OSBORNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED A. BRUMBACH AND WIFE, VIVIAN G. BRUMBACH

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 Lot No. 3 of Block "F" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, said Register's Office.

Said Lot No. 3 fronts 60 feet on the southerly side of Kenwood Drive and runs back 221 feet on the westerly line and 216 1/2 feet on the easterly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Ray D. Osborne and wife, Georgia O. Osborne by deed from Lucian H. Boone, Fred W. Boone, George F. Boone, Charles Allen Hyde, Marion Woodrow, Winifred Boone, Gene Wallace Boone, David Boone, Ann Boone Bohl, Stephen G. Boone, Emmagene Boone Walker, Belle Boone Thompson and Tennessee Orphan Home of record in Book 5382, page 651, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1204 Kenwood Dr. (House Number) (Street) Nashville, Tenn. 37216 (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 our hand s this 18th day of April, 19 80

Ray D. Osborne

Georgia O. Osborne

BOOK 5592 PAGE 896

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray D. Osborne and wife, Georgia O. Osborne

the 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 18th day of April 19 80

Commission expires My Commission Expires JANUARY 22, 1984

Jane Thomas
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) acknowledged (himself) (themselves) 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
Ray D. Osborne and wife,
Georgia O. Osborne

TO
Fred A. Brumbach and wife,
Vivian G. Brumbach

F-85891

IDENTIF. REFERENCE

APR 21 2 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/21 11?:??- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5592 PAGE 897

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43500.00- CO	
			113.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 119.60-	
4590A04/21/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-85891

IDENTIF. REFERENCE

APR 21 2 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 753465