5136 09/29 76.70- CHECK

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN. 37216

# WARRANTY DEED

BOOK 5657 PAGE 302

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jimmy T. Osborne | | 83-2 |
| (NAME) | (NAME) | |
| 1611 E. Sharpe Ave. | SAME | 109 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- Dollars,
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Doss Hill, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said

Jimmy T. Osborne and wife, Carolyn W. Osborne, their

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 5 on the Map of the Subdivision of the Roberts Property, as of record in Book 421, page 81, Register's Office for said County; and part of Lot No. 8 and that part of a 15-foot alley lying between said part of Lot No. 5 on the Map of the Subdivision of the Roberts Property, as of record in Book 421, page 81, and said part of Lot No. 8 on the Plan of Martha Martin Lands, formerly known as the Jackson Place, a plan of which was in Original Book 8, pages 441 and 442, said Register's Office, but said Book 8 has been copied and the plan that was originally on pages 441 and 442 of Book 8 has been copied on Book 161, page 101, said Register's Office, described together according to a survey made by Lewis D. Justice, Surveyor, December 2, 1949, as follows: BEGINNING at the northwest corner of Sharpe Avenue and the first alley west of Chapel Avenue; thence with the westerly margin of said alley, northwestwardly 208 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Avenue, westwardly 19.5 feet to a point; thence southeastwardly 190 feet to the northerly margin of Sharpe Avenue thence with the northerly margin of said Sharpe Avenue, eastwardly 67 feet to the beginning. BEING the same property conveyed to Doss Hill, Trustee, with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries by deed from Tom G. Coleman, Jr., Trustee of record in Book 5169, page 616, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 23rd day of September 1980

Affiant

My commission expires: Jan. 18, 1982 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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.

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 September, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Doss Hill, Trustee

This Instrument Was Prepared By

Phillip Sandon (pjs)

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Edna Earle Caspey, *a Notary Public in and for said County and State,* Doss Hill, Trustee

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he as trustee *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 22nd *day of* September, *19* 80

Edna Earle Caspey *Notary Public*

*Commission expires* Jan. 18, 1982

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* .....

WARRANTY DEED

FROM

DOSS HILL, TRUSTEE

TO

JIMMY T. OSBORNE, ET UX

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN. 37216

RUSH

G 1.0.0.6 6

IDENTIF. REFERENCE

SEP 29 12 48 PM '80

FELIX Z. WILSON JR. 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

PEDIGO & SAINDON

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5657 PAGE 304

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 27000.00- CO | |
| | | | 70.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 76.70- |
| | | | 5136A09/29/80 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.O.6.6

IDENTIF. REFERENCE

SEP 29 12 48 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 782898