WARRANTY DEED

BOOK 11642 PAGE 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Henderson	Susan Henderson	103-8-126
(NAME)	(NAME)	
4380 Westlawn Drive	132 43rd Avenue North	25W07180
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alvy Mitchell Osborne, Executor of the Estate of James Sanders Osborne, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Henderson**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 21 and 22 on the plan of C. H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision, as of record in Book 843, Page 51, Register's Office for said County.
Said Lot No. 21 fronts 45 feet 7 inches on the northerly side of West Lawn and runs back between parallel lines, with the easterly margin of 43rd Avenue North, formerly Jessica Avenue, 140 feet to a dead line.
Said Lot No. 22 fronts 50 feet on the northerly side of West Lawn and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to James S. Osborne and wife, Marsha M. Osborne by deed from Burton Duncan and wife, Sara Head Duncan of record in Book 4731, Page 473 Register's Office for Davidson County, Tennessee. The said Marsha M. Osborne having pre-deceased her husband, James S. Osborne, Sr., vesting title solely in him. James S. Osborne, Sr., having since died, leaving a last will and testament of record in Will Book 224, Page 34, Docket # 98P1768, Probate Court Clerk's Office for Davidson County, Tennessee, pursuant to the terms of which title was vested in Alvy Mitchell Osborne, Executor, who was directed to sell the same and distribute the proceeds pursuant to said will.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4308 Westlawn Drive, Nashville, TN 37209**
(House Number) (Street) (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 hands this 30th day of August, 1999.

The Estate of James Sanders Osborne, Sr.

By: Alvy Mitchell Osborne, Executor
Alvy Mitchell Osborne, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the said County and State aforesaid, personally appeared Alvy Mitchell Osborne, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Executor under the last will and testament of James Sanders Osborne, Sr., and being authorized to act on behalf of said estate executed the foregoing instrument for the purposes therein contained.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 1999.

Commission expires:

My Commission Expires JULY 26, 2003

Notary Public

MAIL ENV.

0630594

IDENTIF. & REFERENCE

99 AUG 31 AM 10:20

CHANCELLOR REGISTER
DAVIDSON COUNTY, TN.

2853 08/21 0101 03CHECK 473.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 45

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0630594

IDENTIF. & REFERENCE

99 AUG 31 AM 10:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH

	125000.00
CON TX	462.50
PRFEE	1.00
DEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

08/31/99 01 10:20 0001 2858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510913