WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 22nd day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/24/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA D. ROGERS
SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Spicer	Joe Spicer	
(NAME)	(NAME)	94-01-79
612 S 13th Street	612 S 13th St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052516

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, **I, Bobby D. Osborne**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joe Spicer and wife, Juanita M. Spicer**, 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. :

BEING Lot No. 48 on the amended plan of lot lying between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 50 feet on the westerly margin of South 13th Street and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

Property known as: 612 S. 13th Street, Nashville, Davidson County, Tennessee, 37207.

BEING the same property conveyed to Bobby D. Osborne by Deed from Clarence B. Casteel and Annetta F. Casteel of record in Instrument Number 200410280129771, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 612 S 13th St., Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of September, 2005.

Davidson County DEEDWARR
Recvd: 10/05/05 15:03 2 pgs
Fees:13.00 Taxes:111.00

20051005-0120263

Bobby D. Osborne

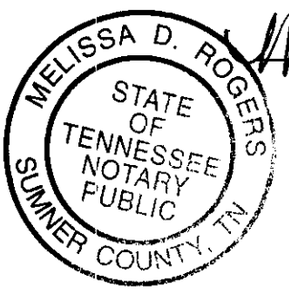
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Bobby D. Osborne, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Bobby D. Osborne executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 21st day of September, 2005.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public