03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $26,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-1-2013

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Diane K. Mann
Notary Public
My commission expires: _____

03-1101-36893

Address of New Owner:	Send Tax Bills to:	Tax Information
Julian Jobe P.O. Box 330238 Nashville, TN 37203	NEW OWNER	81-16-0-479

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, H. Clay Osborne, Jr., devisee under the Will of Marie D. Mayberry, deceased, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Julian Jobe, married, hereinafter called the Grantees, their successors 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, described as follows, to wit:

Being the west one-half of Lot No. 30 in Harding's First Addition to Nashville, a land of which is recorded in the Register's Office of Davidson County, Tennessee, of record in Book 19, Page 241, said Westerly one-half of Lot No. 30 fronts 25 feet on the Southerly side of Harding Street and runs back Southerly between parallel lines 160 feet to an alley 15 ft. wide, and being the same property to which title was perfected by decree entered in Minute Book 39, Page 14, Part Two of the Charcery Court, Davidson County, Tennessee.

Being the same property conveyed to Marie D. Mayberry by deed from Mollie Mayberry dated July 12, 1939, recorded December 21, 1939 in Book 1101, Page 644, Register's Office for Davidson County, Tennessee. Marie D. Mayberry died on or about December 3, 1966, devising a life estate to Marene Mayberry Barber with remainder to H. Clay Osborne, Jr. Marene Mayberry Barer died on or about March 29, 1986, leaving title vested in H. Clay Osborne, Jr. See Will of Marie D. Mayberry in Book 6837, Page 700, and Affidavit of Heirship in Book 8302, Page 638, Register's Office for Davidson County, Tennessee.

Karen Bluing-Osborne, wife of H. Clay Osborne, Jr., joins in the execution of this instrument to waive her marital interest, in any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1303 Meharry Blvd., Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110062124 DEEDWARR
Recvd: 10/05/11 14:07 2 pgs
Fees:13.00 Taxes:96.20
20111005-0077416

WITNESS my hand this 30th day of September 2011.

H. Clay Osborne, Jr., Devisee, under
The Will of Marie D. Mayberry, deceased

Karen Bluing-Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Clay Osborne, Jr. and Karen Bluing-Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13