New Owners:
Fred E. Causey, Jr.,
Frances R. Causey and
Mr/Mrs W.Nat Williams

Send Tax Statements To: W. Nat Williams PO Box 9246, Nashville, Tn. 37204

This is improved Property located at 3716 Nolensville Rd. Nashville, Tenn.

This Deed prepared by Reau E. Folk, Jr., Stahlman Building, Nashville, Tennessee.

F. B. No. 6DA-36873

Map ~~Par~~. 133-6

Par. 153.3

M.O.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, OZIER CORPORATION, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and hereby transfers and conveys unto FRED E. CAUSEY, JR., and sister, FRANCES R. CAUSEY, a one-half undivided interest in and to the property described below, and to W. NAT WILLIAMS and wife, LOIS T. WILLIAMS, the other one-half undivided interest in and to the said property, which is described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a part of Tract I, on the unrecorded Map of J. G. Grissim Wheeler Avenue Addition, and being described according to a copy of a survey made thereof October 5, 1963, by Hickerson, Hickerson, Engineers, as follows:

Beginning at an iron pin in the easterly margin of Nolensville Road, 130 feet north of an iron pin set at the beginning of a turn into Highland Avenue; thence with the margin of the same, north 26°33' west 71 feet to an iron pin; thence north 63°27' east 200 feet to an iron pin; thence south 26°33' east 71 feet to an iron pin, which is 150 feet north of the north margin of Highland Avenue; thence south 63°27' west 200 feet to the point of beginning.

Being part of the property conveyed to Ozier Corporation, a Tennessee corporation, by deed from T. M. Grinnell, Trustee, as of record in Book 3802, page 348, Register's Office for said County.

This conveyance is made subject to:

1. An easement for the flowage of any creeks, branches or drainage across the said property.

2. Rights of others in and to the use of an asphalt surface drive, as located on the survey of Hickerson, Hickerson, Engineers, dated October 5, 1963.

3. Leasehold rights in the said property.

TO HAVE AND TO HOLD a one-half undivided interest in and to the said property, with the appurtenances, estate, title and interest thereto belonging, to the said Fred E. Causey, Jr., and sister, Frances R. Causey, as joint tenants with the right of survivorship, or to their assigns, or to the heirs and assigns of the survivor of them, forever; and to have and to hold the other one-half undivided interest in and to the said property, with the appurtenances, estate, title and interest thereto belonging, to the said W. Nat Williams and wife, Lois T. Williams, their heirs and assigns forever.

This conveyance is made subject also to the terms and conditions of a note, dated August 7, 1964, in the original principal sum of $40,000.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $352.98, beginning September 1, 1969, including interest at 6% per annum and a 1% service fee, said note being secured by a deed of trust executed by Ozier Corporation to Vaden Lackey, Jr., Trustee, as of record in Book 3802, page 654, said Register's Office.

It is agreed that the said W. Nat Williams and wife, Lois T. Williams, have assumed and hereby agree to pay the principal balance of $30,402.44, now due on the said note, plus future interest. It is also understood and agreed that the said Fred E. Causey, Jr., and sister, Frances R. Causey, have paid cash for their one-half interest in the said property, and that they have not assumed the said indebtedness to Fidelity Federal Savings & Loan Association. However, in the event the said Williams and/or wife should fail for any reason to make the payments due on said indebtedness, the said Fred E. Causey, Jr., and/or his sister, Frances R. Causey, may make

any such payments that may be due and by their so doing there shall automatically be created a lien for their benefit against the interest of the said Williams and/or wife to the extent of any such payments made by the said Fred E. Causey, Jr., and/or his sister, Frances R. Causey.

It is further agreed between the said Causey and sister, on the one hand, and the said Williams and wife, on the other, that neither will sell their interest in the said property without first offering it to the owners of the other half interest upon the same favorable terms offered to a prospective buyer.

OZIER CORPORATION has executed this instrument to the said Grantees at the direction of John R. Ozier for the following reason: As shown by the minutes of the said corporation the said John R. Ozier purchased the said property from the said corporation on or about January 1, 1968, but through inadvertenance a deed of conveyance from the said corporation to the said John R. Ozier was never executed. The said John R. Ozier joins in this instrument to convey all of his right, title and interest in and to the said property to the Grantees as shown above.

Ozier Corporation covenants and binds itself, its successors and representatives, and John R. Ozier binds himself, his heirs and representatives, to warrant and defend the title to the said land to the said Grantees, in the various capacities shown above, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties named above have hereunto set their hands on this, the 14th day of August, 1969, the said corpo-

ration having caused its name to be signed hereto by its duly authorized officers on said day and date.

OZIER CORPORATION

By: _____
Chairman

ATTEST:

_____
Secretary

_____
John R. Ozier

_____
Fred E. Causey Jr.

_____
Frances R. Causey

_____
W. Nat Williams

_____
Lois T. Williams

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

_____
Affiant

Sworn to and subscribed before me, this, the 14th day of August, 1969.

_____
Notary Public

My commission expires: July 26, 1970

IDENTIF. REFERENCE

NOV 3 11 48 AM '69

FELIX Z. ALLSON II REGISTER
DAVIDSON COUNTY, TENN.

A 5 9 3 5 2

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Frederic Gregg, Jr., and Sam J. Pride, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Chairman and Secretary, respectively, of Ozier Corporation, a corporation, the bargainor, and that they, as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Frederic Gregg, Jr., as such Chairman, and attesting the same by the said Sam J. Pride as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of October, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

* * * * * * * *

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred E. Causey, Jr., Frances R. Causey, and W. Nat Williams and wife, Lois T. Williams, the bargainors, 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, the 14th day of August, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

* * * * * * * *

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Joyce B. Ross, a Notary Public in and for the State and County aforesaid, personally appeared the within named John R. Ozier, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of September, 1969.

Joyce B. Ross
Notary Public

My commission expires: August 11, 1973.

BOOK 4376 PAGE 763

NOV-3-88 CONV
NOV-3-88 STAX
NOV-3-88 PBFEE
NOV-3-88 WDEED

75,000.00
B* 195.00
B** .50
B* 9.00
* 204.50

OZIER CORPORATION, a
Tennessee corporation
AND
JOHN R. OZIER

TO:

FRED E. CAUSEY, JR.,
and sister, FRANCES R.
CAUSEY, and
W. NAT WILLIAMS and
wife, LOIS T. WILLIAMS

WARRANTY DEED

Prepared by:

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

File Reau Folk