WARRANTY DEED BOOK 4453 PAGE 448

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Ozier	Same	Map 117-5
(NAME:)	(NAME:)	
3516 Hampton Avenue		Par 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		7DA-24160
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged

Jonathan Harwell and wife,
Lucinda B. Harwell *have bargained and sold, and by these presents do transfer and convey unto the said* William N. Ozier and wife, Ann L. Ozier, their *heirs 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, being the westerly 40 feet of lot No. 3 and all of lot No. 2 on the map of a subdivision of Sharber's Home Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, September ___, 1938, as follows: Beginning on the northerly margin of Hampton Avenue, at the southeast corner of the property conveyed to Edward Kaeser, Sr., and wife, Alma W. Kaeser, by deed from M. E. Hooper and wife, of record in Book 1218, page 26, Register's Office for said County, also being the corner of lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said lots Nos. 1 and 2 northerly 250 feet to a point in the southern boundary line of lot No. 8 on said unrecorded plan; thence with the line between lots Nos. 2, 3, 7, and 8 easterly 130 feet to the northwest corner of the property conveyed to M. E. Hooper and wife, Minnie I. Hooper, by deed from Kate T. Sharber, of record in Book 1151, page 462, said Register's Office; thence with said Hooper's western boundary line southerly 250 feet, more or less, to the northerly margin of Hampton Avenue; thence with the same westerly 130 feet to the beginning. Being the same property conveyed to Jonathan Harwell and wife, Lucinda B. Harwell, of record in Book 4026, page 301. R.O.D.C.

This is improved (X) unimproved ( ) property, known as 3516 Hampton Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William N. Ozier and wife, Ann L. Ozier, their *heirs and assigns, forever.*

And we *do covenant with the said* William N. Ozier and wife, Ann L. Ozier *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,* except for 1970 property taxes which have been prorated as of the date of the deed.

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* William N. Ozier and wife, Ann L. Ozier, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* October, *1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jonathan Harwell

Lucinda B. Harwell

[redacted] [redacted]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Meguiar, *a Notary Public in and for said County and State,* Jonathan Harwell and wife, Lucinda B. Harwell,

the within named bargainor S, *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* 15th *day of* October, *19*70.

Wanda Meguiar *Notary Public*

Commission expires July 24, 1972

NOTARY PUBLIC DAVIDSON CO. TENN.

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*.....

OCT 20 CONV 52,653.53
OCT 20 S TAX A* 137.02
OCT 20 PRFEE A* .50
OCT 20 W'DEED A* 3.00 * 140.52

Notary Public

Commission expires .....

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 52,653.53, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 20th day of Oct., 1970

Notary Public

My Commission Expires: June 6, 1972

A 93647

IDENTIF. REFERENCE

OCT 20 2 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec. Date 30.90 X

WARRANTY DEED

FROM

JONATHAN HARWELL, et ux

TO

WILLIAM N. OZIER, et ux

THIS INSTRUMENT PR...
HOWELL AND FISHER, A...
401 COURT SQUARE BUIL...
NASHVILLE, TENNESSEE ...

BY: ..... ATTORNEY

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE