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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Lyle I. Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF [illegible] 19[illegible].

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Lyle I. Mercer (NAME)	Fidelity Federal Savings & (NAME) Loan Association	Map 18
445 Old Springfield Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 13
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	52 [illegible]

FOR AND IN 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, LARRY G. OZANNE and wife, PATRICIA M. OZANNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYLE I. MERCER AND WIFE, ANNIE LEE MERCER

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:

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, March 24, 1966 and revised April 14, 1966, as follows:

TRACT NO. 1; Beginning at a point on the southerly margin of Old Springfield Pike at the intersection of the same and a point in the western boundary line of the property conveyed to E. D. Dirting, et al, of record in Book 2023, page 221, Register's Office for said County; thence with said Dirting, et al, western boundary line, crossing Mansker Creek, south 27 deg. east 699 feet; thence continuing with said Dirting line, north 53 deg. east 29 feet to the westerly margin of Old Springfield Pike; thence with the same, south 28 deg. 15' east 318 feet to the northeast corner of the property conveyed to Billy Hitt, of record in Book 3182, page 18, said Register's Office; thence with said Hitt's northern boundary line, south 41 deg. 50' west 306 feet; thence north 87 deg. 30' west 286 feet to the easterly right-of-way line of the L. & N. Railroad; thence with the same, around a curve having a radius of 5192 feet, northwesterly 803 feet, and continuign with the same, north 8 deg. 20' west 383 feet to the southerly margin of Old Springfield Pike; thence with the same, south 86 deg. 15' east 126 feet and continuing with the same, around a curve having a radius of 210 feet, southeasterly 112.9 feet, more or less, to the beginning, containing 10.7 acres, more or less.

TRACT NO.2: Beginning on the southerly margin of Old Springfield Pike at the intersection of the same and a point in the westerly right-of-way line of the L. & N. Railroad; thence with said Railroad right-of-way, south 8 deg. 20' east 407 feet; thence north 81 deg. 40' west 175 feet; thence north 8 deg. 20' west 451 feet to the southerly margin of Old Springfield Pike; thence with the same, south 83 deg. 10' east 180.5 feet to the beginning, containing 1.73 acres, more or less.

Being the same property conveyed to Larry G. Ozanne and wife, Patricia M. Ozanne, by deed from Joe F. Smith and wife, Trudy Smith, of record in Book 4010, page 568, Register's Office for said County.

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unimproved ( )
This is improved (X) property, known as 445 Old Springfield Road, Nashville, Tennessee
(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 hand s this 30th day of November, 19 70

Larry L. Ozanne

Patricia M. Ozanne

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Roger K. Yates, a Notary Public in and for said County and State, the within named LARRY G. OZANNE AND WIFE, PATRICIA M. OZANNE

the 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 30th day of November 19 70

Commission expires July 31, 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

019,176-9

WARRANTY DEED

FROM
LARRY G. OZANNE AND WIFE,
PATRICIA M. OZANNE

TO
LYLE I. MERCER AND WIFE,
ANNIE LEE MERCER

A 97846

IDENTIF. REFERENCE

DEC 1 9 52 AM '70

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-1 70	CONV	32,000.00			
DEC-1 70	S'TAX		A*	83.20	
DEC-1 70	R'FEE		A*	.50	
DEC-1 70	M'DEED		A*	4.50	* 88.20