This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Frank P. Ozburn (NAME)	(SAME) (NAME)	Map. 106-1
c/o Ozburn-Hessey Storage	Company	Pcl. 52
402 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of NINETY THOUSAND ($90,000.00) - *DOLLARS*

cash in hand paid by FRANK P. OZBURN and wife, DOROTHY F. OZBURN, the receipt of which is hereby acknowledged, and the agreement by said Frank P. Ozburn and wife, Dorothy F. Ozburn, to pay and discharge the balance of the indebtedness secured by the Deed of Trust of record in Book 3245, page 234, Register's Office for Davidson County, Tennessee, we, KENNETH L. HESSEY and wife, MARGARET F. HESSEY,

have bargained and sold, and by these presents do transfer and convey unto the said Frank P. Ozburn and wife, Dorothy F. Ozburn, their *heirs and assigns,* all of our right, title and interest in and to *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 3rd Civil District of Davidson County, Tennessee, being lots Nos. 2, 3 and the westerly part of lot No. 1 on the Map of the lands of the heirs of Mrs. Mary Byrd, deceased, as of record in book 547, page 23, Register's Office for said County, described together as follows:

Beginning on the northerly margin of the Murfreesboro Pike, as widened, at the southwest corner of the property conveyed to First American National Bank of Nashville, by deed from Frank P. Ozburn, et al, of record in book 2343, page 287, Register's Office for said County; thence with the westerly line of said Bank property, northwardly 247 feet, more or less, to the southerly margin of Elm Hill, or Stones River, Pike; thence with said Pike, westwardly 119.8 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 214.8 feet to the northerly margin of the Murfreesboro Pike, as widened; thence with said Pike, eastwardly 115 feet to the beginning.

Being part of the property conveyed to Frank P. Ozburn and wife, Dorothy F. Ozburn, and Kenneth L. Hessey and wife, Margaret F. Hessey, by deed from T. B. Martin and wife, of record in book 2341, page 153, Register's Office for said County.

This conveyance is made subject to the lien of a Deed of Trust executed by Frank P. Ozburn and wife, Dorothy F. Ozburn, and Kenneth L. Hessey and wife, Margaret F. Hessey, to James B. Turner, Trustee, dated June 19, 1961, of record in Book 3245, page 234, Register's Office for said County, and by acceptance of this Deed Frank P. Ozburn and wife, Dorothy F. Ozburn, agree to pay the entire unpaid indebtedness secured

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $113,246.59

Frank P. Ozburn
Affiant

Subscribed and sworn to before me, this the 1 day of March 19 71

Larry Holland
Notary Public

My commission expires: My Commission Expires November 13, 1973 (Affix Seal)

NOTARY PUBLIC AT LARGE

by said Deed of Trust and agree to indemnify Kenneth L. Hessey and wife, Margaret F. Hessey, from liability for any part of said indebtedness.

This conveyance is also made subject to a lease of said property to Ozburn-Hessey Storage Co., of record in Book 3236, page 478, said Register's Office, but by this conveyance Kenneth L. Hessey and wife, Margaret F. Hessey, do assign and convey all of their interest in said lease and the rents accruing thereunder, to said Frank P. Ozburn and wife, Dorothy F. Ozburn, but this assignment of their interest in said rents is subject to an assignment of said rents by instrument of record in Book 3245, page 234, said Register's Office.

unimproved ( )
This is improved (X) property, known as 402 Murfreesboro Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

our interest in the

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank P. Ozburn and wife, Dorothy F. Ozburn, their *heirs and assigns, forever.*

And we *do covenant with the said* Frank P. Ozburn and wife, Dorothy F. Ozburn *that* we are *lawfully seized and possessed of said land in* an undivided one-half interest in *fee simple; have a good right to convey it, and the same is unencumbered,* except as above set forth, 1971 taxes which are assumed by Grantees, and restrictive covenant contained in Deed of record in Book 2341, page 153, said Register's Office.

And we, Kenneth L. Hessey and wife, Margaret F. Hessey, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* an undivided one-half interest in Frank P. Ozburn and wife, Dorothy F. Ozburn, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 4-1 *day of* March, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth L. Hessey

Margaret F. Hessey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth H. Bennett, *a Notary Public in and for said County and State, the within named* KENNETH L. HESSEY and wife, MARGARET F. HESSEY,

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* 4 *day of* March, *19* 71.

Elizabeth H. Bennett, *Notary Public.*

Commission Expires Nov. 7, 1971.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Kenneth L. Hussey et ux

TO

Frank P Coburn et ux

R0 7 1 0 3

IDENTIF. REFERENCE

MAR 9 3 22 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR-9-71 CONV 90,000.00
MAR-9-71 CONV 23,246.59
MAR-9-71 STAX A* 294.32
MAR-9-71 PRFEE A* .50
MAR-9-71 RDEED A* 6.00 * 300.82

BOOK 4484 PAGE 931

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE