BOOK 4551 PAGE 802

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,500.00 James R. O'Rear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 71

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Parkway, Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. O'Rear et ux (NAME)	Mortgage Associates, Inc. (NAME)	03D-12070
298 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	189

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, Morris J. Ozment et ux Gladys R. Ozment and Michael D. Ryan et ux Patricia F. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. O'Rear et ux Barbara H. O'Rear

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:

BEING a part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, Page 68, Register's Office for Davidson County and being known as Lot No. I on the unrecorded Map of the Robert G. Northern Lands.

BEGINNING at an iron pin in the south margin of Woodberry Drive at the corner of Lots 1 and 2; thence with the margin of said Drive, south 81° 17' east 109 feet to the beginning of a curve; thence around said curve, southeasterly 39.33 feet to the west margin of MaGavock Pike; thence with the margin of said pike, southerly 64.5 feet to a point; thence north 83° 40' west 130.1 feet to the corner of Lots 1 and 2; thence with the line between said lots, north 8° 43' east 94.8 feet to the point of beginning, containing .28 acres, more or less.

BEING the same property conveyed to Morris J. Ozment et ux and Michael D. Ryan et ux by deed from Felix Fred Walker, Jr. et ux of record in Book 4377, Page 320, Register's Office, Davidson County, Tennessee.

unimproved (x)
This is improved (x) property, known as 298 McGavock Pike, 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 31st day of October, 19 71

x Morris J. Ozment
Morris J. Ozment

x Gladys R. Ozment
Gladys R. Ozment

x Michael D. Ryan
Michael D. Ryan

x Patricia F. Ryan
Patricia F. Ryan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Henry M. Winecoff, a Notary Public in and for said County and State, the within named Morris J. Ozment et ux Gladys R. Ozment and Michael D. Ryan et ux Patricia F. Ryan

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 31st day of October 1971

Commission expires 11-6-74

Notary Public

Henry M. Winecoff

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

WARRANTY DEED

FROM
MORRIS J. OZMENT ET UX
GLADYS R. OZMENT AND
MICHAEL D. RYAN ET UX
PATRICIA F. RYAN
TO
JAMES R. O'REAR ET UX
BARBARA H. O'REAR

B 37231

IDENTIF. REFERENCE

Nov 9 12 40 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-9?-	CONV	17,500.00		
NOV-9?-	STAX		A* 45.50	
NOV-9?-	PRFEE		A* .50	
NOV-9?-	WDEED		A* 4.00	* 50.00