THIS INSTRUMENT PREPARED BY:
Haynes, Smith & Lenahan, Attys
142 N. Main Street
Goodlettsville, Tn. 37072

BOOK 4678 PAGE 836

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Ozanne et al	Same	Map 18-12
(NAME)	(NAME)	Par. 35
141 - Two Mile Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FOUR HUNDRED AND NO/100 ----------($4,400.00)---------- *Dollars,*

cash in hand, receipt of which is hereby acknowledged.

Walton Construction Company, a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Larry Ozanne and Roy W. Martin

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Connell Estates, Section 2, as of record in Book 2900, page 130, Register's Office for said County, described as follows: Beginning on the southerly margin of Dorr Drive at the corner of Lots Nos. 40 and 41; thence with the line between said two lots southerly 278.7 feet; thence westerly 123.8 feet to the easterly margin of Utley Drive; thence with the same northerly 261 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.3 feet to the southerly margin of Dorr Drive; thence with the same easterly 122.9 feet to the beginning.

Being the same property conveyed to Walton Construction Company by deed from Claude B. Garrison and wife, Pauline M. Garrison, or record in Book 4465, page 544, Register's Countyof Davidson, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,400.00

Subscribed and sworn to before me, this the 30 day of January 19 73

My commission expires: May 4, 1976 (Affix Seal)

Affiant Larry Ozanne

Notary Public A.C. Sloan

This is unimproved (X) improved ( ) property, known as Lot No. 40 Connell Estates, Goodlettsville, Tn. 37072 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Larry Ozanne and Roy W. Martin

their *(successors),*

heirs and assigns forever. it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry Ozanne and Roy W. Martin their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30 *day of* January, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walton Const. Co. Inc.
By: Jam D. Ferguson Secy.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* Larry D. Ferguson, President, Walton Construction Company

the within named 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 Goodlettsville *Tennessee this* 30th *day of* January, *19*73

A. C. Sloan
Notary Public

Commission expires May 1, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, A. C. Sloan, *a Notary Public of the State and County aforesaid, personally appeared* Larry D. Ferguson *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Walton Construction Company *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Goodlettsville, Tennessee *this* 30th *day of* January, *19*73

A. C. Sloan
Notary Public

Commission expires May 1, 1976

WARRANTY DEED

FROM

Walton Construction Co.

TO

Larry Ozanne and

Roy W. Martin

MAIL TO:

Sloan Realty Co.
213 Main Street
Goodlettsville, Tn. 37072

FEB-6[illegible] CONV *4,400.00
FEB-6[illegible] S'TAX A* 11.44
FEB-6[illegible] PR'FEE A* .50
FEB-6[illegible] W'DEED A* 4.00 * 15.94

393801

IDENTIF. REFERENCE

FEB 6 9 16 AM 73

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
329 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS