THIS INSTRUMENT PREPARED BY: HOMER R. AYERS, ATTORNEY AT LAW
223 Madison Street, Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5056 PAGE 894	MAP-PARCEL NUMBERS
LARRY OZANNE, ET UX	Same	M.16
(NAME): Box 116, Rt. 5	(NAME):	Pc 101-
(STREET ADDRESS OR ROUTE NUMBER): Cranberry Lane	(STREET ADDRESS):	37
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

HAZEL A. RAINES and husband, BETHEL L. RAINES, hereinafter referred to as the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* LARRY OZANNE and wife, KAREN OZANNE, hereinafter referred to as 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 an unrecorded survey of Wayne S. Cooper, Sr., Surveyor, dated December 27, 1973 and revised April 1, 1974, as Tracts 2 and 4 of the property of Hazel A. Raines, being more specifically and particularly described as follows:

TRACT 2: BEGINNING at a point in the center of Union Hill Road, being 264.44 feet Northwest of the Northeasterly corner of the original 15.42 acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and being the Northeasterly corner of this tract; thence South 28° 51' 16" West 484.52 feet to a point; thence North 89° 23' 36" West 134 feet to a point; thence South 46° 00' 30" 113 feet to a point; thence North 15° 10' 34" East 644.66 feet to a point; thence with the center of Union Hill Road, South 75° 35' 23" East 117.53 feet to a point; and continuing with the center of said Road, South 61° 12' 43" East 190 feet to the point of beginning, and containing 3.019 acres, more or less.

TRACT 4: BEGINNING at a point in the center of Union Hill Road, 698.97 feet Northwest of the Northeasterly corner of the original 15.42 acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the said property, and being

-----con't.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 1st day of August, 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

Description continued ----- BOOK 5056 PAGE 895

the Northeasterly corner of this tract, thence South 15° 19' 34" West 1015.67 feet to a point; thence North 55° 6' 50" West 94.86 feet to a point; thence North 9° 00' 28" East 962.80 feet to a point in the center of Union Hill Road; thence following the center of said Road, South 82° 31' 50" East 197.20 feet to the point of beginning and containing 3.221 acres, more or less.

BEING part of the same property conveyed to Hazel A. Raines by deed from Milton H. Hampton and wife, Nellie R. Hampton, of record in Book 4750, page 468, Register's Office for Davidson County, Tennessee.

Bethel L. Raines joins in this conveyance with his wife, Hazel A. Raines, conveying any and all of his right, title and interest he has, marital or otherwise, in and to the said property.

unimproved ( )
This is improved ( ) property, known as ..... (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 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,* except as appears of record.

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.*

Witness our hands *this* 12th *day of* August, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hazel A Raines

Bethel L Raines

BOOK 5956 PAGE 896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* HAZEL A. RAINES and husband, BETHEL L. RAINES,

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 Davidson County, *Tennessee, this* 12th *day of* August, *19* 76.

Nancy D. Brown, *Notary Public.*

Commission Expires My Commission Expires July 28, 1980.

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 .....

BOOK 5056 PAGE 897

WARRANTY DEED

FROM

HAZEL A. RAINES, et vir

TO

LARRY OZANNE, et ux

D 63027

IDENTIF. REFERENCE

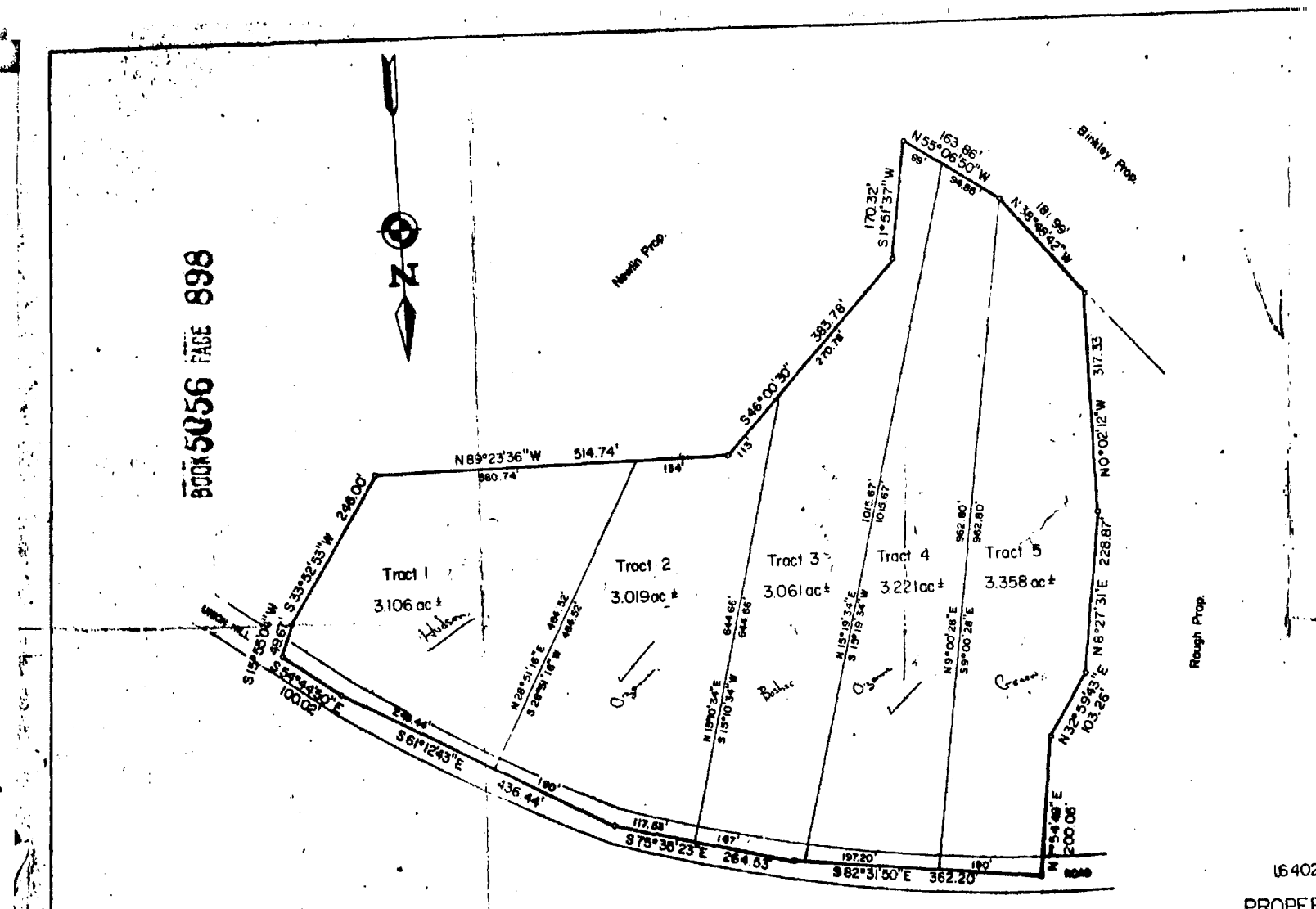
AUG 12 2 51 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG12'76	CONV	15,000.00			
AUG12'76	S'TAX		B*	39.00	
AUG12'76	PR'FEE		B*	.50	
AUG12'76	W'DEED		B*	10.00	
AUG12'76	MISC		B*	2.00	* 51.50

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

BOOK 5056 PAGE 898



RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory, When Received.

P.B. 865 P.G. 23

865-7018