THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

Mail

BOOK 5110 PAGE 110

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY OZANNE, ET UX	SAME	
(NAME)	(NAME)	
c/o GOODLETTSVILLE CABINET SHOP		16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107
GOODLETTSVILLE, TN 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)----------
Dollars
cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged,

JAMES H. GREEN AND WIFE, ROSALYN GREEN, hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said LARRY OZANNE AND WIFE, KAREN OZANNE, hereinafter referred to as Grantees,

their *(successors), heirs and assigns,*

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

BEGINNING at a point in the center of Union Hill Road, being 916.17 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, a corner to Tract 4; thence South 9° 00' 28" East 962.80 feet to a point in the line of the Binkley property; thence North 38° 48' 42" West 181.99 feet to a point; thence with the line of the rough properties, North 0° 02' 12" West 317.33 feet to a point; thence North 8° 27' 31" East 228.87 feet; thence North 32° 59' 43" East 103.26 feet to a point; thence North 7° 54' 49" East 200.06 feet to a point in the center of Union Hill Road; thence South 82° 31' 50" East to the point of beginning and containing 3.358 acres, more or less.

Being the same property conveyed to James H. Green and wife, Rosalyn Green by deed from Hazel Raines and husband, Bethel L. Raines, of record in Book 4854, page 888 and as corrected by deed of correction of record in Book 5056, page 886, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 9,500.00

Subscribed and sworn to before me, this the 11 day of January, 1977

Affiant

My commission expires: 6-3-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 grantees, their *(successors),*

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

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19 day of January, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES H. GREEN AND WIFE, ROSALYN GREEN

the within named 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 ..... *Tennessee, this* 27th *day of* January *, 1977*

Ruby Jane Brown *Notary Public*

Commission expires 2-3-77

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 .....

JAN 28 77 CONV *9,500.00
JAN 28 77 S'TAX 8* 24.70
JAN 28 77 FR'TEE 8* .50
JAN 28 77 RECD 8* 4.00 * 29.20

WARRANTY DEED

FROM

JAMES H. GREEN, ET UX

TO

LARRY OZANNE, ET UX

D 87224

IDENTIFICATION REFERENCE

JAN 28 2 04 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115