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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

George E. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th. DAY OF March, 19 77

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Was Prepered By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Matthews (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	M. 16
Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	P. 37
Joelton, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	Nashivlle, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, LARRY OZANNE AND WIFE, KAREN OZANNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE E. MATTHEWS AND WIFE, MARY D. MATTHEWS

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:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey of Wayne S. Cooper, Sr., Surveyor, dated December 27, 1973 and revised April 1, 1974 as Tract 4 of the property of Hazel A. Raines, being more specifically described as follows:

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, said Register's Office, to which reference is hereby made for a more complete description of the said property and being 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 Larry Ozanne and wife, Karen Ozanne by deed from Hazel A. Raines and husband, Bethel L. Raines of record in Book 5056, page 894, Register's Office for Davidosn County, Tennessee.

unimproved ( )
This is improved (X) property, known as Union Hill Road, Joelton, Tennessee 37072
(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 25th day of March, 19 77

Larry Ozanne
Larry Ozanne

Karen Ozanne
Karen Ozanne

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Ozanne and wife, Karen Ozanne the bargainor a 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 25th day of March 1977.

Commission expires My Commission Expires MAR 29, 1980

Jean C. Stallings
Notary Public

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

111770-4

WARRANTY DEED

FROM
Larry Ozanne and wife,
Karen Ozanne

TO
George E. Matthews and wife,
Mary D. Matthews

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 95666

IDENTIF. REFERENCE

MAR 28 10 09 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 28 77 CONV 70,000.00
MAR 28 77 S'TAX B* 104.00
MAR 28 77 PR'FEE B* .50
MAR 28 77 W'DEED B* 4.00 * 108.50