This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5154 PAGE 746

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold R. Snedcof, et ux (NAME)	SAME (NAME)	Map 117-5
3516 Hampton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 92
Nashville, Tenn. (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 by Harold R. Snedcof and wife, Melanie Snedcof and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William N. Ozier and wife, Ann L. Ozier,

have this day bargained and sold, and do hereby transfer and convey unto the said Harold R. Snedcof and wife, Melanie Snedcof,

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the westerly 40 feet of lot No. 3 and all of lot No. 2 on the Map of a subdivision of Sharber's Home Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, September ___, 1938, as follows: Beginning on the northerly margin of Hampton Avenue, at the southeast corner of the property conveyed to Edward Kaeser, Sr., and wife, Alma W. Kaeser, by deed from M. E. Hooper and wife, of record in Book 1218, page 26, Register's Office for said County, also being the corner of lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said lots Nos. 1 and 2 northerly 250 feet to a point in the southern boundary line of Lot No. 8 on said unrecorded plan; thence with the line between lots Nos. 2, 3, 7, and 8 easterly 130 feet to the northwest corner of the property conveyed to M. E. Hooper and wife, Minnie I. Hooper, by deed from Kate T. Sharber, of record in Book 1151, page 462, said Register's Office; thence with said Hooper's western boundary line southerly 250 feet, more or less, to the northerly margin of Hampton Avenue; thence with the same westerly 130 feet to the beginning.

Being the same property conveyed to William N. Ozier and wife, Ann L. Ozier, by deed from Jonathan Harwell and wife, Lucinda B. Harwell, recorded in Book 4453, page 448, Register's Office for said County.

This conveyance is made subject to an easement granted by Jonathan Harwell and wife, Lucinda B. Harwell, to Metropolitan Government of record in Book 4253, page 356, 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 $ 139,900.00

Subscribed and sworn to before me, this the 3rd day of June 1977

Affiant

My commission expires: 7/31/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 3516 Hampton Avenue, Nashville, Tennessee
(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 Harold R. Snedcof and wife, Melanie Snedcof,

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 unincumbered, except for 1977 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Harold R. Snedcof and wife, Melanie Snedcof,

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of June, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William N. Ozier

Ann Lewis Ozier

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* William N. Ozier and wife, Ann L. Ozier, ...

..... *the within named bargainorS, 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* 3rd *day of* June, *19* 77.

Susan L. Bell *Notary Public*

Commission expires May 13, 1981

SUSAN L. BELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

JUN-3F	CONV	90,000.00			
JUN-3F	CONV	49,900.00			
JUN-3F	S'TAX		8* 363.74		
JUN-3F	PR'FEE		8* .50		
JUN-3F	W'DEED		8* 4.00	*	368.24

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

FROM
William N. Ozier, et ux

TO
Harold R. Snedcof, et ux

E07120

IDENTIFICATION REFERENCE

JUN 3 12 10 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238