Prepared By
Boor, L. & C. Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
16-102	Mr/Mrs Charles Gary Leech	~~New Owners~~ FLBA P.O. Box 811 Gallatin, TN 37066 mail
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10D-3830	Union Hill Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV 15	CONV	47,900.00			
NOV 15	S'TAX		B*	124.54	
NOV 15	PR'FEE		B*	.50	
NOV 15	W'DEED		B*	4.00	* 129.04

LARRY OZANNE and wife, KAREN OZANNE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES GARY LEECH and wife, AGNES MARIE LEECH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No. 5, Hazel A. Raines Property, unrecorded, described as follows: BEGINNING at a point in the center of Union Uill 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, 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 degrees 00 minutes 28 seconds west 962.80 feet to a point in the line of the Binkley Property; thence north 38 degrees 48 minutes 42 seconds west 181.99 feet to a point; thence with the line of the rough properties, north 0 degrees 02 minutes 12 seconds west 317.33 feet to a point; thence north 8 degrees 27 minutes 31 seconds east 228.87 feet; thence north 32 degrees 59 minutes 43 seconds east 103.26 feet to a point; thence north 7 degrees 54 minutes 49 seconds east 200.06 feet to a point in the center of Union Hill Road; thence south 82 degrees 31 minutes 50 seconds east 180 feet to the point of beginning, containing 3.358 acres, more or less.

Being the same property conveyed to Larry Ozanne and wife, Karen Ozanne, by deed from James H. Greer and wife, Rosalyn Green, as of record in Book 5110, page 110.

THE GRANTORS incorporate and ratify the correction which were made in the property description contained herein, being the correction of the direction from east to west on the westerly side line and the insertion of the distance of 180 feet to the front line on Union Hill Road all as set forth in the deed of correction and a attached survey of record in Book 5056, page 886.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of November, 1977.

Larry Ozanne

Karen Ozanne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5222 PAGE 426

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Larry Ozanne and wife, Karen Ozanne 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 Nashville, Tennessee, this, the 15th day of November, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November 1977

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
LARRY OZANNE AND WIFE

TO
CHARLES GARY LEECH AND WIFE

E 36804

IDENTIF. REFERENCE

Nov 15 1 33 PM '77

FELIX Z. HUDDLE, REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public