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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 $25,000.00

Jane B. Spivey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 78.

Mathie Smith
Notary Public

MY COMMISSION EXPIRES: His Expires May 14, 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Ovsenar, et al (NAME)	New Owner (NAME)	Map 118-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 201
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3450

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, H. RAYMOND LIGON, TRUSTEE with full power to mortgage, sell and convey without joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK OVSENAR AND P. A. DELLA VECCHIA

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 Davidson County, Tennessee, being Lot No. 7 of Block "H" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 70 feet on the North side of East Iris Drive and runs back 133.5 feet on the West line and 134.1 feet on the East line to a dead line on which it measures 70 feet.

Being the same property conveyed to H. Raymond Ligon, Trustee with full power to mortgage, sell and convey without joinder of any beneficiary, by deed from Louise K. Wallace, a widow, of record in Book 4649, Page 764, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, and to an easement for sanitary sewers and/or storm drainage of record in Book 4611, Page 104, Register's Office for Davidson County, Tennessee. This instrument is also made subject to all applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved (X) property, known as 518 East Iris Drive, (House Number) (Street) Nashville, Tennessee (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 my hand this 18th day of August, 19 78

Memorial Trust

H Raymond Ligon Trustee

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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 H. RAYMOND LIGON, TRUSTEE with full power to mortgage, sell and convey without joinder of any beneficiary

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 1978.

Commission expires July 29, 1979

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) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
H. Raymond Ligon, Trustee

TO
Frank Ovsenar, et al

E 8 9 9 5 3

IDENTIF. REFERENCE

SEP 21 12 33 PM '78

FELIX Z[illegible] II REGISTER
DAVIDSON COUNTY, TENN.

SEP 21 78	CONV	25,000.00			
SEP 21 78	S'TAX		B*	65.00	
SEP 21 78	PR'FEE		B*	.50	
SEP 21 78	W'DEED		B*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.