This Instrument Prepared By:
BASS, BERRY & SIMS (jag)
2700 First American Center
Nashville, Tennessee 37238
(615) 244-5370

WARRANTY DEED

BOOK 5611 PAGE 463

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David L. Oviatt et ux.	First Tennessee Bank NA.Nash-	Map 141-15A
(NAME)	(NAME) ville	
7045 Cotton Blossom Lane	300 Deaderick Street	Parcel 121
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37219	
(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 David K. Oviatt and wife, Susan L. Oviatt, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. Andrew Goddard and wife, Carolyn D. Goddard,

have this day bargained and sold, and do hereby transfer and convey unto the said David L. Oviatt and wife, Susan L. Oviatt,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County.

Said Lot No. 75 fronts 100.42 feet on the north side of Cotton Blossom Lane and extends back 176.89 feet on the west line and 181.11 feet on the east line to a dead line measuring 125.00 feet thereon.

Being the same property conveyed to J. Andrew Goddard and wife, Carolyn D. Goddard, by warranty deed dated June 15, 1978, from Earnest C. Bullock and wife, Margaret P. Bullock, of record in Book 5299, page 752, said Register's Office.

This conveyance is subject to a 20-foot easement for public utility and drainage purposes, 10-foot minimum building setback lines from both side lines, 30-foot minimum building setback line from Cotton Blossom Lane and a 2.5 x 25 foot utility anchor easement, and conditions of Owner's Certificate as of record in Book 4860, page 27, said Register's Office; also declaration of covenants, conditions and restrictions, including liens for annual and special assessments, are recorded in Book 4892, page 689, said Register's Office; also, by-laws of Rolling River Estates, Inc. of record in Book 4892, page 679, said Register's Office, and restrictive covenants of record in Book4788, page 950, and amended in Book 4871, page 640, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $68,500.00

Subscribed and sworn to before me, this the 9th day of June, 19 80

Affiant

My commission expires: 2-22-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 7045 Cotton Blossom Lane, Nashville, Tennessee 37221
(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 David Oviatt and wife, Susan L. Oviatt,

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 noted above and except for 1980 taxes which have been pro-rated and are assumed by the transferees.

further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said David L. Oviatt and wife, Susan L. Oviatt,

their

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

Witness our *hand S this* 9th *day of* June, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Andrew Goddard

Carolyn D. Goddard

3554 06/11 184.60- CHECK

BOOK 5611 PAGE 464

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Keith B. Simmons, *a Notary Public in and for said County and State,* J. Andrew Goddard and wife, Carolyn D. Goddard,

the within named bargainor, 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 9th *day of* June, *19* 80

Keith B. Simmons
Notary Public

Commission expires 5/31/81

KEITH B. SIMMONS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

F.9.2.9.1.2

IDENTIF. REFERENCE

JUN 11 11 28 AM '80
FELIX Z. MILLS REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
J. Andrew Goddard et ux.

TO
David L. Oviatt et ux.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
233243

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5611 PAGE 465

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			68500.00-	CO
			178.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	184.60-
			3554A06/11/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 2 9 1 2

IDENTIF. REFERENCE

JUN 11 11 28 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 761262