FORM NO. WD-1

BOOK 5632 PAGE 646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,098.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 1980

Notary Public

MY COMMISSION EXPIRES: Aug. 3, 1980

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Ronald P. LuBovich, (NAME)	et ux New Owner (NAME)	Map 118-7
2802 Branford Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 208
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3415

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, FRANK OVSENAR and wife, HEPMINE OVSENAR, and BRUCE A. O'NEILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD P. LUBOVICH and wife, NANCY LUBOVICH

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. 14 of Block "H" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 14 fronts 65 feet on the East side of East Iris Drive and runs back 142.8 feet on the North line and 143.2 feet on the South line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Frank Ovsenar and wife, Hermine Ovsenar, a 1/3 undivided interest, by deed from P. A. Della Vecchia, and wife, Linda Della Vecchia, of record in Book 5579, Page 885; and to Frank Ovsenar, a 1/3 undivided interest by deed from P. A. Della Vecchia and wife, Linda Della Vecchia, of record in Book 5560, Page 697, and to Bruce A. O'Neill, a 1/3 undivided interest, by deed from P. A. Della Vecchia and wife, Linda Della Vecchia, of record in Book 5508, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an endebtedness of record in Book 5340, Page 789, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 1130, Page 36, said Register's Office, and to all applicable local government planning, building and zoning regulations.

Mr. & Mrs. Bruce A. O'Neill are non-residents of the State of Tennessee and therefore she is not joining in the deed since she is a resident of the State of Pennsylvania.

This is improved (X) unimproved ( ) property, known as 504 East Iris Drive, Nashville, Tennessee
(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 31st day of July, 19 80

Bruce A. O'Neill

Hermine Ovsenar

Frank Ovsenar

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK OVSENAR and wife, HERMINE OVSENAR, and BRUCE A. O'NEILL

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 31st day of July 19 80

Commission expires Aug. 3, 1988

Jim D. Coleman
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
FRANK OVSENAR, ET UX, ET AL

TO
RONALD P. LUBOVICH, ET UX

G 0 0 6 1 3

IDENTIF. REFERENCE

AUG 4 12 03 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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
			34998.49- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
3410A08/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.0613

IDENTIF. REFERENCE

Aug 4 12 03 PM '80

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771572