ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank Ovsenar et ux (NAME)	Guaranty Mortgage Company (NAME)	119-3
2538 Edge-O-Lake (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	48
Nashville, Tn. (CITY) (STATE) (ZIP CODE)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP CODE)	20 40929

WARRANTY DEED BOOK 5649 PAGE 870

For and in consideration of the sum of TEN AND NO/100----------
----------$10.00---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $57,350.00 due and owing to Guaranty Mortgage Company, secured by a Deed of Trust of record in Book 5646, page 878, Register's Office for Davidson County, Tennessee,

We, Lawrence P Hendricks and wife, Kay N. Hendricks

have bargained and sold, and by these presents do transfer and convey unto the said Frank Ovsenar and wife, Hermine Ovsenar

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 16, said Register's Office.

Said Lot No. 398 fronts 89.01 feet on the northerly side of Edge-O-Lake Drive and runs back between lines 195.68 feet on the easterly side and 127.25 feet on the westerly side to a line in the rear on which it measures 92.69 feet thereon.

Being the same property conveyed to Lawrence P. Hendricks and wife, Kay N. Hendricks by deed from Brownlow Lewis and wife, Estelle J. Lewis of record in Book 4593, page 162, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2538 Edge-O-Lake Dr., Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 4th day of September, 19 80

X Lawrence P. Hendricks

X Kay N. Hendricks

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5649 PAGE 871

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence P. Hendricks andwife, Kay N. Hendricks

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 4th day of September, 19 80.

My commission expires 11-9-83 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 59,220.62
This is equal to or greater than the property would bring at a fair and voluntary sale.

X _____

Sworn to and subscribed before me
this 4th day of September, 19 80.

My commission expires 11-9-83 Notary Public

This instrument was prepared by:

Name	Address
LAWYER'S ESCROW SERVICE, INC.,	1161 Murfreesboro Rd., Suite 248 Nashville, Tenn. 37217

WARRANTY DEED

FROM

Lawrence P. Hendricks etux

Kay N. Hendricks

TO

Frank Ovsenar etux

Hermine Ovsenar

607305

IDENTIF. REFERENCE

SEP 11 12 45 PM '80

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5649 PAGE 872

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
			552.00 CO	
			183.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	160.42-
1647A	09/11/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0.7.3.0 5

IDENTIF. REFERENCE T

SEP 11 12 45 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 779530