3386 11/10 96.20- CHECK

FORM NO. WD-1

BOOK 5675 PAGE 909

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 1980.

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(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 Braxford Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 204
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3435

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, HERMINE OVSENAR, and BRUCE A. O'NEILL and wife,

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. 10 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. 10 fronts 50 feet on the northeast side of East Iris Drive as measured around a slight curve and runs back between lines 151.9 feet on the westerly line and 208 feet on the easterly line to a dead line on which it measures 110 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 835; 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 785, 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.

This is ~~unimproved~~ improved property, known as 512 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 hands this 1st day of August, 1980

Frank Ovsenar ✓ Bruce A. O'Neill

Hermine Ovsenar ✓ Nancy C. O'Neill

STATE OF TENNESSEE
Davidson County

BOOK 5675 PAGE 910

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

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 1st day of August 1980

Commission expires July 21, 1984

Notary Public

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce A. O'Neill and wife,

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 Philadelphia, Pa., this 31st day of October, 1980

Commission Expires BEVERLY A. WIDDOES Notary Public, Phila., Phila. Co. My Commission Expires May 3, 1982

Notary Public.

WARRANTY DEED

FROM
FRANK OVSENAR, ET UX, ET AL

TO
RONALD P. LUBOVICH, ET UX

G 1.6629

IDENTIF. REFERENCE

Nov 10 9 39 AM '80

FEE $ PAID
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5675 PAGE 911

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
			34500.00- CO	
			69.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.20-
			3086A11/10/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61,662 9

IDENTIF. REFERENCE

Nov 10 9 39 AM '80

No. 790876