6245 07/13 7[illegible] CHECK

BOOK 5768 PAGE 960

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAC E. OZIER, et ux	First American Bank of Nashville,	Map 116-10
(NAME) 109 Clarendon Avenue	N. A. (NAME) First American Center	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Nashville, TN 37237	FB#BM-06075
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties,

LEWIS DANIEL SCOTT, III, hereinafter referred to as "Grantor,"
has / ~~has~~ this day bargained and sold, and ~~do~~ does hereby transfer and convey unto the said MAC E. OZIER and wife, BONNIE B. OZIER, hereinafter referred to as "Grantees," their heirs and assigns
certain real estate in Davidson County, Tennessee, as follows: ~~heirs and assigns,~~

LAND in Davidson County, Tennessee, being the westerly 80 feet of Lot No. 2 and Lot No. 3 on the Plan of Johnson Bransford's Re-subdivision of Lots Nos. 1, 2 and 3 and 44 in Belle Meade Subdivision, as of record in Book 547, Page 168, Register's Office for said County.

SAID part of Lot No. 2 and Lot No. 3 front together 180 feet on the southerly side of Clarendon Avenue and extends back 129 feet 8 inches, more or less, on the easterly line and 138 feet on the westerly line to a dead line measuring 180 feet thereon.

BEING the same property conveyed to Lewis Daniel Scott, III, and wife, Katherine Keeble Scott, by deed from Third National Bank in Nashville, Executor U/W of Amanda McCutchen Coke of record in Book 4063, Page 89, Register's Office for Davidson County, Tennessee, and conveyed to Lewis Daniel Scott, III by deed from Katherine Keeble Scott of record in Book 4643, Page 293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO THE FOLLOWING:

1. 1981 Metropolitan Nashville and Davidson County, Tennessee, and City of Belle Meade Real Property Taxes, which have been prorated through the date of this instrument and assumed by Grantees; and

2. Matters shown on the Plan of Johnson Bransford's Re-subdivision of Lots Nos. 1, 2, and 3 and 44 in Belle Meade Subdivision, as of

(Exceptions continued on reverse side.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 280,000.00

Subscribed and sworn to before me, this the 10th day of July, 81

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 109 Clarendon Avenue, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 provided herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 10th *day of* July, 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann Squires Scott, spouse of Grantor, has joined in this instrument for the purpose of conveying the marital rights, if any, which she may have in the hereinabove described real property.

Lewis Daniel Scott III
LEWIS DANIEL SCOTT, III

Ann Squires Scott
ANN SQUIRES SCOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5768 PAGE 961

Personally appeared before me, I. Dyke Tatum *a Notary Public in and for said County and State,* LEWIS DANIEL SCOTT, III, and wife, ANN SQUIRES SCOTT

the within named 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 *this* 10th *day of* July, *19*81.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

Commission expires 1-18-82

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 .....

EXCEPTIONS CONTINUED.

record in Book 547, Page 168, Register's Office for Davidson County, Tennessee.

return to: row 1, box 8 jc
WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

FROM
LEWIS DANIEL SCOTT, III

TO
MAC E. OZIER, et ux

G 50296

IDENTIF. REFERENCE

Jul 13 11 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5768 PAGE 962

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

280000.00- CO
726.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 734.50-
6245A07/13/81 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.2 9 6

IDENTIF. REFERENCE

JUL 13 11 27 AM '81

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

No. 832168