#430398-5

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BOOK 5205 PAGE 507

FEB 13

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 5, 1985

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry D. Ozanne (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 43-13
306 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 192
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-49334

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, NELLIE HUTCHINS, (Rush) and husband, George W. Rush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY D. OZANNE AND WIFE, SANDRA F. OZANNE

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. 2 and the easterly part of Lot No. 1 of Block "G" on the Plan of Forrest Park Subdivision of record in Book 843, page 44, said Register's Office.

Said Lots adjoin and front together 56.4 feet, more or less, on the southerly side of Maple Street and runs back 195 feet on the east lot line and 184 feet, more or less, on the west lot line to a line in the rear which measures 55 feet thereon.

Being the same property conveyed to Nellie Hutchins by deed from John R. Houdeshell and wife, Charlotte B. Houdeshell by deed of record in Book 5998, page 719, Register's Office for Davidson County, Tennessee.

CHECK This is unimproved ( ) improved (X) property, known as 306 MapleStreet, Madison, Tennessee, 37115
(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 29th day of December, 19 83

Nellie Rush
Nellie Hutchins

Nellie Hutchins George W Rush

12/21 0-01-20

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Hutchins Rush and husband, George W. Rush

the bargainors, 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 29th day of December 19 83.

Commission expires 1-22-84

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Nellie Hutchins Rush and husband

George W. Rush

TO
Barry D. Ozanne and wife,

Sandra F. Ozanne

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 9 4 9 3 7

IDENTIF. REFERENCE

DEC 30 2 57 PM '83

REGISTER
DAVIDSON COUNTY, TN

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

31000.00- CAMT.
80.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK - 87.10-
318|A|2/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 9 3 7

IDENTIF. REFERENCE

DEC 30 2 57 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3691