File 3D

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James G. Ozment, Jr., et ux 5518 Meadowcrest Drive Nashville, TN 37209	Dominin Bancshares Mortgage Corporation 9900 Main Street, #200 Fairfax, VA 22031	8DA-55925 103-6-81

BOOK 6535 PAGE 222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6013, Page 784, Register's Office for Davidson County, Tennessee, to secure to Dominion Bancshares Mortgage Corporation, the original principal amount of $39,400.00, payable as therein specified, we, Robert G. Groves and wife, Paulette W. Groves, have bargained and sold, and by these presents do transfer and convey unto the said James G. Ozment, Jr. and wife, Virginia P. Ozment, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 51 on the Plan of Section I Richland Meadows, as of record in Book 2083, Page 40, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Meadowcrest Road at the corner of Lots 51 and 52; thence with the line between said lots, easterly 94 feet to a point, a corner of Lot No. 85; thence with the line between Lots 51 and 85, northerly 63.6 feet to the south margin of Oakmont Circle; thence with the margin of same, westerly 73.1 feet to the beginning of a curve; thence around said curve, southwesterly 43.3 feet to the easterly margin of Meadowcrest Road; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Robert G. Groves and wife, Paulette W. Groves by deed from James L. Patterson and wife, Beverly A. Patterson of record in Book 6013, Page 871, Register's Office for Davidson, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 5518 Meadowcrest Drive, Nashville, TN 37209.

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 15 day of April, 1985.

Robert G. Groves

Paulette W. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Groves and wife, Paulette W. Groves, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of April, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $51,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF APRIL, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

1:9 7:2 1:5

IDENTIF. REFERENCE

APR 17 12 05 PM '85

DAVIDSON COUNTY, TN

04/17 141.44- CHECK

3750

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE BOOK 6535 PAGE 224

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

51900.00- CAMT.
134.94 CSTAX;
.50 PRFEE
6.00 WDEED
CHECK 141.44-
8750A04417/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 2 1 5

IDENTIF. REFERENCE

APR 17 12 05 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125663