| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| Edwin A. Groves, et ux<br>5517 Kendall Drive<br>Nashville, TN 37209 | Fidelity Federal S & L Assoc.<br>401 Union Street<br>Nashville, TN 37219 | 103-6<br>132 |

BOOK 6535 PAGE 225

**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 5086, Page 389, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association, the original principal amount of $27,000.00, payable as therein specified, we, James G. Ozment, Jr. and wife, Virginia P. Ozment, have bargained and sold, and by these presents do transfer and convey unto the said Edwin A. Groves and wife, Linda J. Groves, 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. 53 on the Plan of Brookside Court Subdivision, of record in Book 1424, Page 145, said Register's Office.

Said Lot No. 53 fronts 58.3 feet on the northwesterly side of Knob Road and 58.3 feet on the southerly side of Kendall Drive said frontages being joined by a curve having a length of 189.06 feet and extends back 101.1 feet on the westerly line and 101.1 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to James G. Ozment, Jr. and wife, Virginia P. Ozment by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5086, Page 387, 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: 5517 Kendall 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 15th day of April, 1985.

James G. Ozment, Jr.

Virginia P. Ozment

S38

BOOK 6535 PAGE 226

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 James G. Ozment, Jr. and wife, Virginia P. Ozment, 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: 7-12-88

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $69,900.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-18-88

I-97216

IDENTIF. REFERENCE

APR 17 12 05 PM '85

DAVIDSON COUNTY, TN

04/17 198.24- CHECK

3751

**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**

RECEIVED OF _____

FOR _____

BOOK 6535 PAGE 227

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

69900.00- CAMT.
181.74 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 188.24-
8751A04/17/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1972116

IDENTIF. REFERENCE

APR 17 12 06 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125664