KAGWP59 01/30/89 jef

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WNO)
2700 First American Center
Nashville, Tennessee 37238

# CO-EXECUTORS WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| John W. Brock, III<br>4810 Sewanee Road<br>Nashville, TN | Same | Map 131-16<br>Parcel 062 |

WHEREAS, Mildred C. Ozier was the owner of certain real property located in Davidson County, Tennessee, as described below, having received title thereto by deed of record in Book 3856, page 817, Register's Office of Davidson County, Tennessee; and

WHEREAS, Mildred C. Ozier has since died leaving a Last Will and Testament of record at Will Book 164, page 095, Office of the Probate Court for Davidson County, Tennessee.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, William N. Ozier and Mildred Ozier Camp as Co-Executors of the Estate of Mildred C. Ozier, Deceased ("Grantors") have bargained and sold, and by these presents do transfer and convey unto John W. Brock III and wife Nancy Brock ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the revised plan of Lealand Manor, Fourth Addition of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee. Said real property fronts 300 feet on the easterly side of Sewanee Road and runs back 671.3 feet on the northerly side of said lot and 661 feet on the southerly side of said lot, being the westerly line of Lot No. 4 on the revised plan of Lealand Manor, 4th addition and measures 278.4 feet on the easterly line of said lot containing 4.42 acres, more or less.

Being the same property conveyed to John R. Ozier and wife Mildred C. Ozier by deed from Helen Craig Underhill, Shirley Craig Towns, and George Darden Craig of record Book 3856, page 817, said Register's Office, the said Mildred C. Ozier having since died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of Record at Will Book 164, page 095, Office of the Probate Clerk for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as: 4810 Sewanne Road, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1989 property taxes, to be prorated and assumed by Grantee.

2. Restrictive covenants contained in Book 1129 page 536, and Book 1471, page 429, said Register's Office.

3. All matters shown on the Plan of record in Book 1424, page 133 said Register's Office.

4. All applicable building and zoning restrictions.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of January, 1989.

William N. Ozier

Mildred Ozier Camp

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, William N. Ozier and Mildred Ozier Camp, the within named bargainors, 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 as Co-Executors of the Estate of Mildred C. Ozier (deceased) for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 1989.

Notary Public

My Commission Expires:

July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $475,000.00.

William N. Ozier
Affiant

Sworn to and subscribed before me this 30th day of January, 1989.

Joan M. Vaughn
Notary Public

My Commission Expires:

July 13, 1991

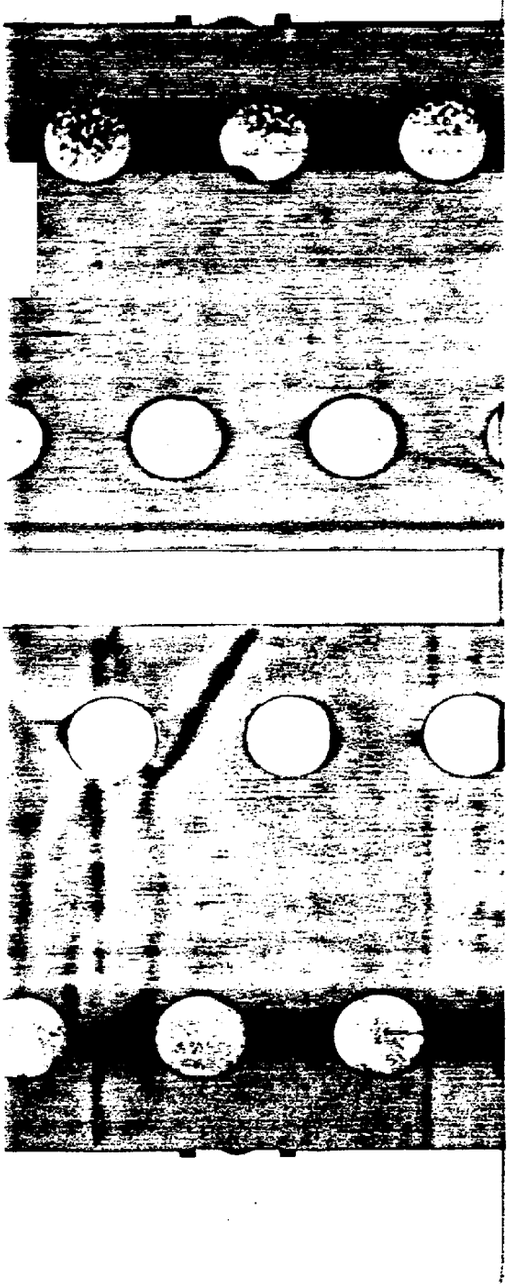
3698 02/02 0101 03CHECK 1577.00

06059

IDENTIFICATION REFERENCE

FEB 2 8 27 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 317

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 475000.00
CON TX 1567.50
PRFEE 0.50
WDEED 9.00
TOTAL 1577.00
CHECK 1577.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/02/89 01 08:29 0001 3698

06059

IDENTIFICATION REFERENCE

FEB 2 8 27 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 178208