THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8093 PAGE 633

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William C. Brummett, Jr.,et ux 308 Church Street Goodlettsville, TN 37072	Same as New Owner	Map 19-13 Parcel 19 Field Book No.: GO 09911

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LARRY OZANNE and wife, KAREN OZANNE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM C. BRUMMETT, JR. and wife, GLORIA J. BRUMMETT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract I: Beginning at the S.W. corner of Church and Reed Streets running thence westerly with the southerly margin of said Reed Street; thence southerly parallel with said Church Street 100 feet; thence easterly parallel with said Reed street to Church Street; thence northerly with the westerly margin of Church Street 100 feet to the beginning.

Tract II: Being the easterly 40 feet of Lot No. 1 on the Map of W. C. Moncrief & Company's Plan of part of the Henry Hardcastle Land, as of record in Book 1681, page 191, R.O. for said County. Said part of said lot fronts 40 feet on the southerly side of Reed street sometimes called Depot Street, and runs back between lines 141 feet on the easterly line and 140 feet more or less on the westerly line, to a dead line, measuring 40 feet thereon.

Tract III: Land in the 10th formerly the 20th Civil District of said County, described as follows: Beginning at a point in the center of Church Street, 100 feet southerly from the intersection of the center line of said Church Street and the center line of Reed Street, said point being the southeast corner of the Pentecostal Church property; thence with the center of said Church Street, southwardly 60 feet to the northeast corner of the property conveyed to G. L. Newbern of record in Book 115, page 177, R.O. for said County; thence with the northern boundary line of said Newbern property, westwardly 100 feet, more or less, to the eastern boundary line of the property conveyed to J. Henry Hardcastle by deed from B. P. Gilbert and wife, of record in Book 782, page 479, said Register's Office, now owned by Frank Landers; thence with said line, northwardly 60 feet to the Southwest corner of said Pentecostal Church property; thence with the southern boundary line of said Church property, Eastwardly 100 feet, more or less to the beginning.

Being the same property conveyed to Larry Ozanne by deed from Roy Wayne Martin of record in Book 5747, page 677, Register's Office for Davidson County, Tennessee.

KAREN OZANNE, spouse of LARRY OZANNE, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable and which have been prorated between the parties and which will be paid by the Grantees when they become due.

2. Subject to restrictive covenants contained in instrument of record in Book 1390, page 370, said Register's Office.

And we, the GRANTORS, 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.

WITNESS our hands on this the 20th day of April, 1990.

Larry Ozanne
LARRY OZANNE

Karen Ozanne
KAREN OZANNE

3507 04/23 0101 03CHECK 386.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY OZANNE and wife, KAREN OZANNE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of April, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of April, 1990.

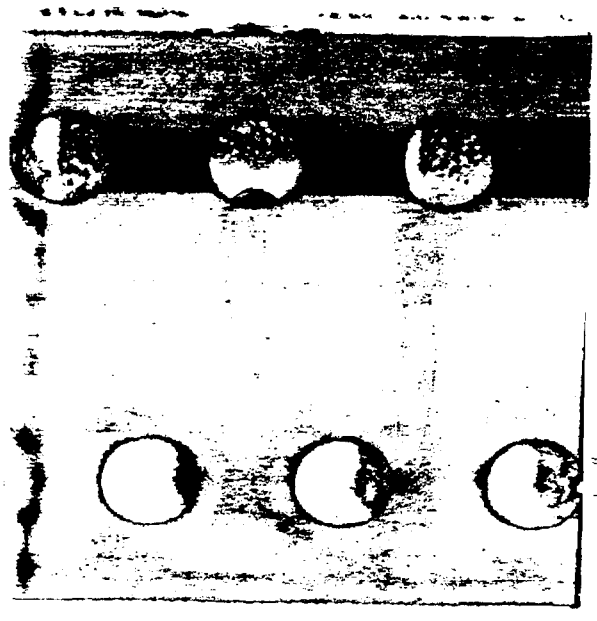
NOTARY PUBLIC

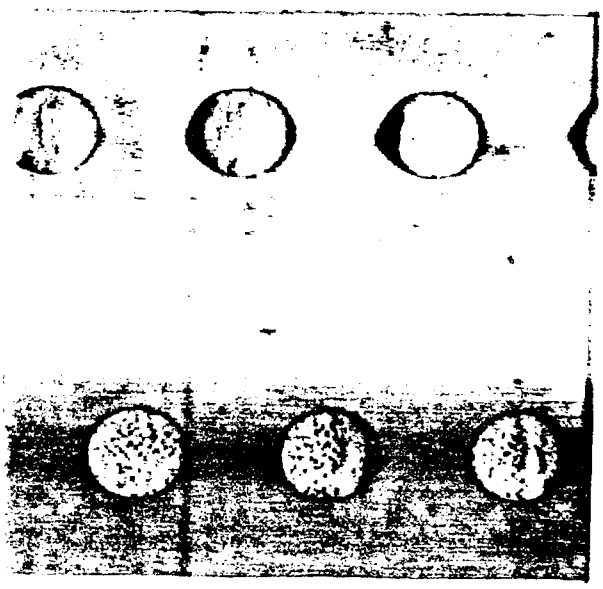
My Commission Expires: 12/29/93

2 U 8 2 9

IDENTIF. PREFERENCE

APR 23 11 25 AM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 635

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

CAMT 115000.00
CDN TX 379.50
PRFEE 1.00
WDEED 6.00
TOTAL 386.50
CHECK 386.50

04/23/90 01 11:25 0001 3507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20829

IDENTIF. REFERENCE

APR 23 11 25 AM '90

DAVIDSON COUNTY

No. 312586