BK 2810

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & 00/100 - - - - - - - - - - - - - DOLLARS ($ 10.00),

cash in hand paid by Charles W. Oakley and wife, Elsie V. Oakley, grantees, the receipt of which is hereby acknowledged, and as a further consideration the grantees hereby agree to assume the unpaid principal balance on one certain Deed of Trust in the original amount of $12,450 executed by Oliver H. Anderson and wife, Dorothy Plummer Anderson, to Herschel Greer, Trustee, of record in Book 2562, page 299, Register's Office for Davidson County, Tennessee.

We, Oliver H. Anderson and wife, Dorothy Plummer Anderson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles W. Oakley and wife, Elsie V. Oakley,

hereinafter called the Grantee, his heirs, successors 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. 99 on the Plan of Donelson Hills Subdivision, of record in Book 2331, page 22, Register's Office for said County.

Said Lot No. 99 fronts 100 feet on the northerly side of Donelson Hills Drive and runs back 131.1 feet on the westerly line and 192 feet on the easterly line to a dead line in the rear, on which it measures 117 feet.

Being the same property conveyed to Oliver H. Anderson and wife, Dorothy Plummer Anderson, by Deed from Joseph H. Rutherford and wife, Mary Della Rutherford, of record in Book 2591, page 119, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 22 day of October, 1958

Oliver H. Anderson (signature)
Oliver H. Anderson

Dorothy Plummer Anderson (signature)
Dorothy Plummer Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marie F. Hooker, a Notary Public in and for the State and County aforesaid, personally appeared the within named ~~Oliver H. Anderson and wife,~~ Dorothy P

the bargainor(s), with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ______, Tennessee,

this, the ______ day of ______, 195__

Notary Public

My commission expires:

PG 559