TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3896 PAGE 736	MAP-PARCEL NUMBERS:
Ralph K. Wagner & wife, Dorothy B. Wagner (NAME)	Guaranty Mortgage Company (NAME)	Parcel # 92
Oak Park Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map ~~#60 - 2 - 69~~
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	60-3 mz

For and in consideration of the sum of Twenty One Thousand, Five Hundred and no/100 ---------- ($21,500.00)---------- DOLLARS cash in hand paid by RALPH K. WAGNER AND WIFE, DOROTHY B. WAGNER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, OAK PARK DEVELOPERS, INC.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 99 fronts 111.94 feet on the northerly side of Oak Park Drive and extends back 184.13 feet on the westerly line and 227.27 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 97.82 feet thereon.

BEING part of the same property conveyed to Oak Park Developers, Inc., by deed from E.J. Moran, Trustee, of record in Book 3831, page 785, Register's Office for Davidson County, Tennessee.

The 1965 taxes have been prorated and are hereby assumed by purchasers.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as Oak Park Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 18th day of May, 19 65.

OAK PARK DEVELOPERS, INC.

Attest: ----------

By: Robert D. Short, Jr.
Robert D. Short, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the OAK PARK DEVELOPERS, INC. the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of May, 19 65.

My commission expires February 16, 1969

A.M. Tenison
Notary Public.

STATE TAX $ 247.25
PROBATE
TOTAL $ 32.25
JUN 1 1965
R. E. WORRAL
COUNTY CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 1 - 1965

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM
OAK PARK DEVELOPERS, INC.

TO
Ralph K. Wagner and wife, Dorothy B. Wagner

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

82870

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 1 1 05 PM '65
NOTED BOOK 111 PAGE 675
RECORDING FEE 2.00
REF. REG. M

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

CORPORATION #21,500.00