This instrument prepared by John B. Downey, Attorney, 990 Davidson Drive, Nashville, Tenn. 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas H. Oeser (NAME:)	Douglas H. oeser (NAME:)	Map. 160-2
963 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	963 Graybar Lane (STREET ADDRESS)	Pal. 48
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	

BOOK 4159 PAGE 993

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Douglas H. Oeser and wife, Beulah B. Oeser, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. B. Downey, Trustee, hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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. 171 on the Plan of Oak Hill Estates, Section I, as of record in Book 3700, pages 118, 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 171 fronts 140.00 feet on the Northerly side of Forest Hills Drive and extends back between lines, measuring 451.25 feet on the easterly line and 426.95 feet on the westerly line to a line in the rear on which it measures 263.89 feet thereon.

Being part of the same property conveyed to J.B. Downey, Trustee, with full power to mortgage, sell and convey without the joinder of any present or future beneficiary, by deed from Sarah S. Stengel, Marie S. Woolwine, Viola S. Baulch and Elizabeth S. Johnston, of record in Book 3992, page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4122, page 739, and the Plan of record in Book 3700, pages 118, 119 and 120, Register's Office for Davidson County, Tennessee, and also to taxes for 1967 which have been prorated

This is unimproved (X) improved ( ) property, known as Lot No. 171, Forest Hills 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 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. Wherever 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 the 2nd day of August, 1967.

J. B. Downey, Trustee

STATE TAX $ 1.25
PROBATE .50
TOTAL $ 1.75

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roger Shreffler, a Notary Public in and for said County and State, the within named J. B. Downey, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1967.

AUG. 9 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires April 20, 1971

Roger Shreffler
Notary Public

Please mail to: Douglas H. Oeser
963 Graybar Lane
Nashville, Tennessee

WARRANTY DEED

FROM

J. B. Downey, Trustee

TO

Douglas H. Oeser and wife, Beulah B. Oeser

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

83293

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 9 11 11 AM '67

BOOK 117 PAGE 93
RECORDING FEE $ 3.00
DEP. REG. R