ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Oakes, Jr., et ux	Commerce Union Bank	6DA-15562
(NAME:)	(NAME:)	
95 Evelyn Avenue	400 Union Street	Map 119-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	Par 133
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by James L. Oakes, Jr., and wife, Margaret Ann Oakes, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James L. Oakes, Sr., a widower, 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. 19 on the Plan of Glenrose Subdivision as of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Evelyn Avenue at the corner of Lots No. 18 and 19; thence with the line between said two lots southwardly 92 feet to the Northeast corner of Thoni Tract III; thence with the Northeasterly line of same southeastwardly 137.7 feet to the Westerly margin of Rose Street; thence with same northwardly 120.1 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 31.42 feet to the Southerly margin of Evelyn Avenue; thence with same westwardly 119.6 feet to the beginning.

Being the same property conveyed to James L. Oakes, Sr. and wife, Zelda Oakes, by deed from Serse T. Yeary and wife, Thelma C. Yeary, as of record in Book 2032, page 601, Register's Office for Davidson County, Tennessee. The said Zelda Oakes having deceased on July 24, 1965 and all debts and taxes if oweing have been paid.

unimproved ( )
This is improved ( ) property, known as 95 Evelyn Avenue, 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 16th day of August, 19 67

James L. Oakes, Sr.

STATE TAX $ 1.65
PROBATE .50
TOTAL $ 1.65

AUG 21 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom D. Coleman, a Notary Public in and for said County and State, the within named James L. Oakes, Sr., 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 16th day of August, 19 67

PAID AUG 21 1967

Commission expires NOV. 22, 1968

Tom D. Coleman
Notary Public

WARRANTY DEED

FROM
James L. Oakes, Sr. A widower

TO
James L. Oakes, Jr., et ux

This instrument was drawn by
TOM COLEMAN, JR., Atty.
1220 Stahlman Bldg. INC.
Nashville, Tenn. 37201

84764

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 21 9 11 AM '67
NOTE BOOK 117 PAGE 160
RECORDING FEE $ 3.00
DEP. REG.

EDWARD SEDDON
ATTORNEY AT LAW
SUITE 508-315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219