THIS INSTRUMENT WAS PREPARED BY Phillip Saindon (ep) OF THE LAW FIRM
PEDIGO & SAINDON, STAHLMAN BUILDING, NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4205 PAGE 806

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Barnes, Jr. (NAME:)	Murphree Mortgage Company (NAME:)	Map 148-10
4944 Briarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. North, (STREET ADDRESS)	Par. 77
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2933, page 319, Register's Office for Davidson County, Tennessee.

We, A. V. Oakes and Jim B. Smith, a partnership, doing business as Oakes and Smith Realtors *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas F. Barnes, Jr. and wife, Glenda S. Barnes 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. 9 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County.

Said Lot No. 9 fronts 120 feet on the north side of Creekside Drive and runs back 266.23 feet on the west line and 266.04 feet on the east line to a dead line in the rear measuring 125.5 feet thereon.

Being the same property conveyed to A. V. Oakes and Jim B. Smith, a partnership, doing business as Oakes and Smith Realtors, by deed from Denver Arthur Tipton and wife, Marie M. Tipton, of record in Book 4199, page 847, Register's Office for said County.

The escrow account now on deposit with Murphree Mortgage Company is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.

This is unimproved ( ) improved ( ) property, known as 3847 Creekside Dr. (House Number) (Street) Nashville P. O. Address: Tennessee. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas F. Barnes, Jr. and wife, Glenda S. Barnes, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas F. Barnes, Jr. and wife, Glenda S. Barnes *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* except as noted above.

And we, A. V. Oakes and Jim B. Smith, a partnership, doing business as Oakes and Smith Realtors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas F. Barnes, Jr. and wife, Glenda S. Barnes their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. V. Oakes

Jim B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 13,398.01

Affiant

Subscribed and sworn to before me, this the 17 day of January 19 68

Notary Public

My Commission Expires: 5/10/70
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* A. V. Oakes and Jim B. Smith

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee.* *this* 17th *day of* January, *19* 68

Nellie T. Weimar *Notary Public*

Commission expires 5/10/70

NOTARIAL SEAL • DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self* to be..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he* as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self* as.....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 31.84
PROBATE .50
TOTAL $ 35.33

JAN 18 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

OAKES-SMITH REALTORS

WARRANTY DEED

FROM A. V. OAKES AND JIM B. SMITH a partnership, doing business as OAKES AND SMITH REALTORS

TO THOMAS F. BARNES, JR., ET UX

03127

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 19 8 44 AM '68

NOTED: BOOK 718 PAGE 145

RECORDING FEE $ 3.00

DEP. REG. R

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON