BOOK 4251 PAGE 146

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Oakley	same	22W-6525
(NAME)	(NAME)	
1707 Acklen Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventy Nine Thousand and no/100 ---------- ----------($79,000.00) ---------- *Dollars,* of which $38,965.00 has been paid in cash by John R. Oakley, the receipt of which is hereby acknowledged, and for the remainder the said John R. Oakley has assumed and agrees to pay the unpaid balance of $40,035.00 of an original indebtedness of $54,000.00 secured by vendor's lien retained in deed of record in book 3508, page 437, Register's Office for Davidson County, Tennessee,

We, William A. Merrill and wife, Emily B. Merrill,

have this day bargained and sold, and do hereby transfer and convey unto the said John R. Oakley, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 22nd Ward of the City of Nashville, Davidson County, Tennessee, being Lots Nos. 84 and 85 on the Plan of Belmont Park Company's Addition, as of record in book 57, page 156, Register's Office for said County.
Said Lots Nos. 84 and 85 front together 100 feet on the easterly side of 18th Avenue South and extend back between parallel lines along the southerly side of Acklen Avenue 162 feet to an alley.
Being the same real property conveyed to William A. Merrill and wife, Emily B. Merrill, by deed from A. S. Weinbaum, Jr. et al, of record in book 3508, page 437, Register's Office for said County.

THIS INSTRUMENT WAS PREPARED BY:
DAVID C. RUTHERFORD, ATTORNEY
Nashville Bank & Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 79,000.00

Subscribed and sworn to before me, this the 13th day of July, 1968

Affiant

My commission expires: 2/7/70 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John R. Oakley, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Oakley, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 13th *day of* July, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William A. Merrill

Emily B. Merrill

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* William A. Merrill and wife, Emily B. Merrill,

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* 13th *day of* July, *19* 68

Commission expires 2-7-70 Nellie Gray Loring *Notary Public*

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*.....

Commission expires..... .....*Notary Public*

Mail: John R. Oakley
2235 Frederick St.
Detroit 11 Michigan

WARRANTY DEED

FROM

William A. Merrill et ux.

TO

John R. Oakley

A 0 5 1 9 6

IDENTIF. REFERENCE

JUL 15 2 22 PM '68

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 15 68	CONV	79,000.00			
JUL 15 68	S'TAX		A*	205.40	
JUL 15 68	PR'FEE		A*	.50	
JUL 15 68	M'DEED		A*	3.00	* 208.90

Compliments of

Guaranty Title

Office of

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