TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

James Oakes, Jr.
(NAME)
95 Evelyn Avenue
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37211
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

James Oakes Jr.
(NAME)
95 Evelyn Avenue
(STREET ADDRESS)
Nashville, Tennessee 37211
(CITY) (ZONE) (STATE)

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MAP-PARCEL NUMBERS:

6DA-6085
Map 119-5
Par. 64

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by JAMES L. OAKES, JR., and wife, Margaret Ann Oakes

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

BILLY SPARKS AKIN

hereinafter referred to as 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:

Being the southerly 50 feet of Lot No. 8 on the Map of W. F. Davis' Subdivision of Block No. 22, Cumberland Nurseries, Plan, as of record in Book 332, page 25, Register's Office for said County.
Said part of Lot No. 8 fronts 50 feet on the westerly side of Foster Avenue and runs back 78.9 feet on the northerly line and 78.92 feet on the southerly line, with the northerly margin of an alley to the easterly line of Lot No. 7, measuring 50 feet thereon.
Being the same property conveyed to Sena Elsie Sparks, by deed from Ruth Edwards Boone and husband, as of record in Book 1194, page 429, said Register's Office, the said Sena Elsie Sparks having since died leaving the above named grantor as her only heir-at-law.

C. H. BRADLEY, JR., ATTORNEY
213 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 2401 Foster 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.

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.

Witness our hands this 27th day of March 1969

Billy Sparks Akin
Billy Sparks Akin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Billy Sparks Akin the bargainors, 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 27th day of March, 1969

Commission expires April 25, 1970. Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-209180 mas

FROM
BILLY SPARKS AKIN ET UX

To
JAMES L. OAKES, JR.

REGISTER STAMP BELOW

The consideration or value of the property conveyed is $3,000.00

Sworn to and subscribed before me this 27 day of March 1969

My commission expires April 25, 1970.

PUT REVENUE STAMPS HERE:

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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A 35201

IDENTIF. REFERENCE

MAR 27 10 03 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27	CONV	*3,000.00			
MAR 27	S'TAX		B*	7.80	
MAR 27	PR'FEE		B*	.50	
MAR 27	W'OFED		B*	3.00	* 11.30