WARRANTY DEED

BOOK 4465 PAGE 570

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terry L. Farmer	United Mortgagee Servicing Corp.	Map 96-2
(NAME) 110 Donelsonwoo Dr.	(NAME) 3200 Pacific Ave.	Par. 65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(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 4249, page 284, Register's Office for Davidson County, Tennessee.

We, Charles M. Oakes and wife, Lena Corinne Oakes,

have this day bargained and sold, and do hereby transfer and convey unto the said Terry L. Farmer and wife, Andrea Lee Farmer, their ~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Donelsonwood, as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the curved easterly margin of Donelsonwood Drive, and extends back between lines, 181.4 feet on the northerly line and 211.8 feet on the southerly line, to a broken rear line measuring 108.9 feet

Being the same property conveyed to Charles M. Oakes and wife, Lena Corinne Oakes, by deed from Bobby R. Cook and wife, Marjorie F. Cook, of record in Book 4405, page 579, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,962.68

Subscribed and sworn to before me, this the 4th day of December 19 70

Affiant Terry L. Farmer

My commission expires: August 14, 1974 (Affix Seal)

Notary Public Clara S. Fitzpatrick

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 Terry L. Farmer and wife, Andrea Lee Farmer, their ~~(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.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Terry L. Farmer and wife, Andrea Lee Farmer, their ~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th day of November, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles M. Oakes

Lena Corinne Oakes

This Instrument Was Prepared by

Edwin W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4465 PAGE 571

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carl S. Fulghum, *a Notary Public in and for said County and State,* Charles M. Oakes and wife, Lena Corinne Oakes, *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* 4th *day of* November, *19*70

Carl S. Fulghum *Notary Public*

Commission expires August 4, 1974

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 .....

Acc. Fee

DEC-9 70 CONV 16,162.67
DEC-9 70 S'TAX A* 42.12
DEC-9 70 PB'FEE A* .50
DEC-9 70 W'DEED A* 3.00 * 45.62

WARRANTY DEED

FROM
CHARLES M. OAKES, ET UX
TO
TERRY L. FARMER, ET UX

A 98762

IDENTIF. REFERENCE

DEC 9 3 46 PH '70

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

PEDIGO & SAINDON
Mail Harvey Freeman & Sawyer
2511 Fulton Nat'l Bank Nashville, Tenn 37214