This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4540 PAGE 508

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James L. Oakes, Jr. et ux	First Federal Savings	6DA-15608
(NAME)	(NAME)	Map 119-1
95 Evelyn Ave.	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 38
Nashville, Tenn. 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

we, Edward Lewis Gleason and wife, Elizabeth Rains Gleason,

have this day bargained and sold, and do hereby transfer and convey unto the said

James L. Oakes, Jr. and wife, Margaret A. Oakes,
their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 23 on the Plan of the subdivision of the Rose Property on the Nolensville Pike, as of record in Book 547, page 74, Register's Office for said County.

Said Lot No. 23 fronts 53 feet on the north side of Hester Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Edward Lewis Gleason and wife, Elizabeth Rains Gleason, by deed from Herman B. Rains and wife, of record in Book 2695, page 489, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4500.00

Subscribed and sworn to before me, this the 27th day of September 19 71

My commission expires: 1973 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 360 Hester Avenue, Nashville, Tennessee 37211
(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

James L. Oakes, Jr. and wife, Margaret A. Oakes,
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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Oakes, Jr. and wife, Margaret A. Oakes, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* September, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Lewis Gleason

Elizabeth Rains Gleason

BOOK 4540 PAGE 509

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Edward Lewis Gleason and wife, Elizabeth Rains Gleason, *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* 27th *day of* September, *19* 71

APR 23 1973

Commission expires ..... *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*.....

..... *Notary Public*

Commission expires .....

SEP28 CONV *4,500.00
SEP28 S'TAX A* 11.70
SEP28 PR'FEE A* .50
SEP28 W'DEED A* 4.00 * 16.20

PLEASE MAIL TO - Mr. Jas. L. Oakes, Jr., 95 Evelyn Ave., Nashville, Tenn., 37211

4,500.00

WARRANTY DEED

FROM
EDWARD LEWIS GLEASON, et ux

TO
JAMES L. OAKES, JR., et ux

B 3 2 2 4 9

IDENTIF. REFERENCE

SEP 28 2 56 PM '71

FELIX Z. 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 256-2656
NASHVILLE, TENNESSEE