BOOK 4546 PAGE 287

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oakes & Smith Realty Co. (NAME)	Same (NAME)	3D-52 930
3615 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 62
Nashville, Tn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 23-2

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.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Fannie Miller, *have bargained and sold, and by these presents do transfer and convey unto the said* Oakes & Smith Realty Co., Inc., a Tennessee corporation, its successors and assigns, a 2/3 undivided interest, and to Eldon W. Oakes, his *heirs and assigns,* ~~[illegible]~~ a 1/3 undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the map of survey of the Cleese Farm in what is known as Pennington Bend of the Cumberland River, described according to a survey made by Don Shanklin Engineering, October 9, 1971, as follows, to wit:

Beginning at an iron pin in the westerly margin of Elzie Miller Road, said point being the southeast corner of the herein described tract of land and the northeast corner of the Frank and Dan Rudy property; thence north 77° 53' west 1061.84 feet to an iron pin; thence north 10° 51' east 1144.83 feet to an iron pin; thence south 77° 48' east 467.15 feet to an iron pin located in the westerly right of way of Elzie Miller Road; thence in a southerly direction along the westerly margin of Elzie Miller Road with a curve having a radius of 1958.35 feet, a distance of 753.09 feet to a point; thence continuing along the westerly margin of Elzie Miller Road right of way south 10° 02' east 558.43 feet to an iron pin, the point of beginning, and containing 21.41 acres, more or less..

Being part of the property conveyed to Elzie Miller and wife, Fannie Miller, by deed from Sinnie Womack of record in Book 1942, page 297, Register's Office for Davidson County, Tennessee. The said Elzie Miller is now deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13916.65

Affiant

Subscribed and sworn to before me, this the 19 day of October, 19 71

Dewey W. Pedigo
Notary Public

My commission expires: 11-4-74
(Affix Seal)

The above described property is conveyed subject to the following:

1. No house trailer park shall be located on said property.

2. There is a small cemetery located on said property and the same is conveyed subject to said cemetery with right of ingress and egress thereto.

OCT 20 CONV 90,000.00
OCT 20 CONV 49,165.00
OCT 20 S'TAX A* 361.92
OCT 20 PR'FEE A* .50
OCT 20 W'DEED A* 6.00 * 368.42

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Oakes & Smith Realty Co., Inc., its successors and assigns, and Eldon W. Oakes, his *heirs and assigns, forever.*

And I *do covenant with the said* Oakes & Smith Realty Co., Inc. and Eldon W. Oakes, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Fannie Miller *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Oakes & Smith Realty Co., Inc., its successors/ and assigns, and the said Eldon W. Oakes, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 19 *day of* October, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Fannie Miller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Fannie Miller

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 19 71.

Dewey W. Pedigo, Notary Public.

Commission Expires 11-4-74

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

FELIX Z. HAILEY
REGISTER
DAVIDSON COUNTY, TENN.
OCT 26 10 08 AM '71
IDENTIFICATION REFERENCE

B 3 4 8 3 4

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