THIS INSTRUMENT WAS PREPARED BY:
CAESAR E. URRUTIA-1623 PARKWAY TOWERS, NASHVILLE, TENNESSEE

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Craig Payne, unmarried

TO

Thomas A. Oldham and wife,
Thelma L. Oldham

For draftsman's use

BOOK 4559 PAGE 163

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Oldham (NAME)	Same (NAME)	Map 51-15
1607 Saunders Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl 90.41
Madison Tenn. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 7 2 20 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 6,000.00 Thomas A. Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th, DAY OF November, 1971.

James M. Preston
Notary Public

MY COMMISSION EXPIRES: Dec. 21, 1971

(AFFIX SEAL)

B 4046 9

For and in Consideration of the sum of Six Thousand Dollars and no/100

DOLLARS

cash in hand paid by Thomas A. Oldham and wife, Thelma L. Oldham, the receipt of which is hereby acknowledged, I Craig Payne, unmarried

DEC-7F CONV *6,000.00
DEC-7F S TAX A* 15.60
DEC-7F PR FEE A* .50
DEC-7F W DEED A* 6.00 * 22.10

have bargained and sold, and by these presents do transfer and convey unto the said

Thomas A. Oldham and wife, Thelma L. Oldham

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 2 and 2-A on the Map of Oakland Acres, Section 12, revised as of record in Plat Book 3842, page 216, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 114 feet on the east side of Saunders Drive and extends back between lines 199.95 feet on the northerly line and 192.21 feet on the southerly line to a dead line in the rear on which it measures 89.95 feet.

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Said Lot No. 2-A fronts 105.70feet on the easterly side of Saunders Drive and extends back between lines 200 feet on the north line and 199.95 feet on the south line to a dead line in the rear on which it measures 100.93 feet.

Being part of the same property conveyed to Craig Payne and wife, Lillian Payne by deed from Kenneth Stromatt and wife Betty Jean Stromatt of record in Book 4305, page 406, Register's Office for Davidson County, Tennessee, the said Lillian Payne having since died.

Restrictive convenants of record in Book 3928, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements for drainage, public utilities, overhang and set back lines.

The plat of record in Book 3842, page 66, Register's Office for Davidson County, Tennessee, states the following: No lot or lots as shown shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until a system of sewers is installed and made accessible to such lot or lots or otherwise approved by the Metropolitan Planning Commission and the Health Officers and under no condition shall such lot or lots be subdivided, resubdivided, altered or changed so as to produce less area than prescribed by the restrictive covenants as of record in Book 3928, page 103, Register's Office for Davidson County, Tennessee, running with the title to the property.

An Easement is hereby granted for using the overflow system of Lot 2 and 2A for the benefit of each lot and if necessary for the benefit and use of Lot # 1.

This is unimproved (X) improved ( ) property, known as Saunders Drive, Nashville, Tennessee 37216
(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 Thomas A. Oldham and wife, Thelma L. Oldham their heirs and assigns, forever.

And I do covenant with the said Thomas A. Oldham and wife, Thelma L. Oldham 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 Craig Payne, unmarried do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas A. Oldham and wife, Thelma L. Oldham heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR handS this 26th, day of November, 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.

Craig Payne

Form No. WD3b

BOOK 1559 PAGE 165

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, JAMES M. FOSTER, a Notary Public in and for said County and State, the within named Craig Payne, unmarried

the bargainor, 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 26th day of November, 19 71

James M. Foster, Notary Public

Commission Expires Dec. 21, 1971

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

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