BOOK 4652 PAGE 238

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles Wayne Oakes and wife,
Donna Engelhardt Oakes

TO

Oscar Craus and wife,
Berdie Craus

For draftsman's use

Mail

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Craus et ux (NAME)	First Investment Company (NAME)	Map 61-15
1142 Ardee Avenue (STREET ADDRESS OR POUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par. 116
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio (CITY) (STATE) (ZIP)	15D20135

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

Nov 3 9 21 AM '72

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

$ 14,600.00

Richard D. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1972

Notary Public

MY COMMISSION EXPIRES: 7-29-73

(AFFIX SEAL)

B 8 2 6 8 3

For and in Consideration of the sum of Ten ($10.00)----------

---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance of $12,615.89 due and owing to First Investment Company on a promissory note secured by a deed of trust of record in Book 4458, page 579, Register's Office for Davidson County, Tennessee,

We, Charles Wayne Oakes and Donna Engelhardt Oakes have bargained and sold, and by these presents do transfer and convey unto the said Oscar Craus and wife, Berdie Craus, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 of Block "B" on the Map of the Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 17 fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Charles Wayne Oakes and wife, Donna Oakes by deed from Edward Hamilton Randolph and wife, Margaret Ryan Randolph of record in Book 4458, page 577, said Register's Office.

WD-2

This is unimproved ( ) improved (X) property, known as 1142 Ardee 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 Oscar Craus and wife, Berdie Craus their heirs and assigns, forever.

And we do covenant with the said Oscar Craus and wife, Berdie Craus 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.

And we, Charles Wayne Oakes and wife, Donna Engelhardt Oakes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar Craus and wife, Berdie Craus, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of November, 1972

Charles Wayne Oakes
Charles Wayne Oakes

Donna Engelhardt Oakes
Donna Engelhardt Oakes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Notary Public, a Notary Public in and for said County and State, the within named Charles Wayne Oakes and wife, Donna Engelhardt Oakes the bargainors, 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 1st day of Nov., 1972

Jim E. Hall
Notary Public

Commission expires 7-29-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, NOV-3 CONV 14,600.00, a Notary Public of the State and County aforesaid, personally appeared NOV-3 STAX A* 37.96, NOV-3 PWFEE A* .50, with whom I am personally acquainted, and who upon oath, acknowledged NOV-3 WDEED A* 4.00 self to be 42.46 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