BOOK 1788 PAGE 827

This Instrument Was Prepared By

Dewey H. Pedigo (ds)

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES R. TYGARD, JR. etux	Dobson & Johnson, Inc.	
(NAME)	(NAME)	168
Route 5 Old Harding Road	Plus Park Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	101

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Charles R. Tygard, Jr. and wife, Judy Brooks Tygard, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration the said Charles R. Tygard, Jr. and wife, Judy Brooks Tygard, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $17,000.00 secured by deed of trust in Book 4002, page 54, Register's Office for Davidson County, Tennessee.

I, Marjorie O. Oakley

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

Charles R. Tygard, Jr. and wife, Judy Brooks Tygard, their

(successors), heirs and assigns,

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

Land in the 9th Civil District of Davidson County, Tennessee, on the northerly side of the Old Harding Road and described as follows:

Being at a point in the center of Old Harding Road, said point being north 61° east 130 feet from the southeast corner of the L. C. Buttrey 4.25 acre tract and being the 4.25 acre tract previously conveyed to Leech C. Buttrey and wife, by deed of record in Book 2902, page 249, Register's Office; thence north 14° west 408 feet to a stake in a fence; thence north 72° 30' east 150 feet to a stake in a fence; thence south 14° east 273.5 feet to a stake in a field; thence south 16° west 112 feet to a stake at the west end of a concrete culvert wing; thence south 24° east 16 feet to a point in the center of Old Harding Road; thence with the center of said road, south 61° west 100 feet to the point of beginning, containing 1.33 acres, more or less.

Being the same property conveyed to Marjorie O. Oakley, by deed from Wallace R. Pinkley and wife, Elizabeth E. Pinkley, as of record in Book 4449, page 49, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35000.00

Subscribed and sworn to before me, this the 15th day of February 1974

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is { unimproved ( ) improved (X) } property, known as Harding Road Nashville, Tennessee
(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

Charles R. Tygard, Jr. and wife, Judy Brooks Tygard, their

(successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 15th *day of* February 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marjorie O. Oakley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marjorie O. Oakley, a Notary Public in and for said County and State, ...

.....

.....

the within named 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 14th day of February, 19 74.

Commission expires 4/25/76

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE STATE OF TENN.

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.....

222948

WARRANTY DEED

FROM

MARJORIE O. OAKLEY

TO

CHARLES R. TYGARD, JR. ETUX

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 42236

IDENTIF. REFERENCE

FEB 15 2 10 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FEB15'74	CONV	35,000.00			
FEB15'74	S'TAX		A*	91.00	
FEB15'74	PR'FEE		A*	.50	
FEB15'74	W'DEED		A*	4.00	* 95.50