ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John R. Oakley	same BOOK 4791 PAGE 350	
(NAME)	(NAME)	
1707 Acklen Avenue, Apt.	A-1	104-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37212		222 pw
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by John R. Oakley and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Ruth Woolard Kain, the only heir-at-law of James W. Woolard, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said John R. Oakley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 in the Subdivision of Block No. 35 in the O. B. Hayes Plan of Large Lots, of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 1 fronts 55 feet and 2 inches on the east side of 17th Avenue, South, formerly Addison Street, and runs back eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to J. W. Woolard and wife, Ethel I. Woolard by deed from R. H. Bennett and wife, of record in Book 784, page 147, Register's Office for said County.

The said J. W. Woolard and Ethel I. Woolard having since died.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of February, 19 74

X Ruth Woolard Kain
Ruth Woolard Kain

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Ruth Woolard Kain

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, this 25th day of February, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____; 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John R. Oakley

Sworn to and subscribed before me
this 25th day of February, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name ____ Address ____

FEB26 73 CONV 21,500.00
FEB26 73 S'TAX A* 55.90
FEB26 73 PR'FEE A* .50
FEB26 73 W'DEED A* 4.00 * 60.40

WARRANTY DEED

FROM Ruth Woolard Kain

TO John R. Oakley

643986

IDENTIF. REFERENCE

FEB 26 9 55 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HERSEY REV. 4/1/73