WARRANTY DEED BOOK 4813 PAGE 563

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold F. Morris	New owner	Map 62
(NAME:)	(NAME:)	
3250 Dickerson Rd.		P/O Par 23-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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.

MAY-9	CONV	90,000.00		
MAY-9	CONV	70,000.00		
MAY-9	S'TAX		A* 416.00	
MAY-9	PR'FEE		A* .50	
MAY-9	W'DEED		A* 8.00	* 424.50

This Instrument Was Prepared By

Phillips Saindon (amp)

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

Oakes & Smith Realty Co., Inc., Mary Margaret Oakes, Rita Ann Oakes Price and Ellen Lisa Oakes, *have bargained and sold, and by these presents do transfer and convey unto the said* Harold F. Morris, d/b/a Morris Development Company, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Being a portion of the property conveyed to Oakes & Smith Realty Company from Mrs. Elzie Miller as of record in Book 4546, page 287, Register's Office for Davidson County, Tennessee, said property is recorded in Plat Book 4715, page 90, Register's Office for Davidson County, Tennessee as Music City Villa, Section 2 and is described as follows:

Beginning at a point in the common property line between said Oakes & Smith property and Frank and Dan Rudy property as of record in Book 4052, page 913, Register's Office of Davidson County, said point being 295.0 feet west of the intersection of said common property line with the west right-of-way of Elzie Miller Road and being the south-east corner of the herein described tract. Thence with said common property line north 77° 49' 31" west 445.48 feet to a point; thence north 12° 10' 29" east 236.54 feet to a point in the south right-of-way of Music City Circle; thence with said south right-of-way south 77° 49' 31" east 445.48 feet to a point; thence leaving said right-of-way south 12° 10' 29" west 236.54 feet to the point of beginning. Containing 2.42 acres, more or less.

Being part of the same property conveyed to Oakes & Smith Realty Co., Inc. a 2/3 undivided interest and Eldon W. Oakes a 1/3 undivided interest by deed from Fannie Miller, a widow of record in Book 4546, page 287, said Register's Office. The said Eldon W. Oakes having since died leaving as his only heirs-at-law, his wife, Mary Margaret Oakes and his two daughters, Rita Ann Oakes Price and Ellen Lisa Oakes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me, this the 1 day of

Affiant

My commission expires NOV 4, 1974 (Affix Seal)

Notary Public

Power of Attorney from Rita Ann Oakes Price to Mary Margaret Oakes is recorded in Book 4719, page 849, Register's Office for Davidson County, Tennessee.

Power of Attorney from Ellen Lisa Oakes to Mary Margaret Oakes is recorded in Book 4719, page 851, and re-recorded in Book 4768, page 231, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 Harold/Morris, d/b/a Morris Development Company, his *heirs and assigns, forever.*

And we *do covenant with the said* Harold/Morris, d/b/a Morris Development Company *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.*

Oakes & Smith Realty Co., Inc. covenants and binds itself, its successors and assigns,

And we, Mary Margaret Oakes, Rita Ann Oakes Price, and Ellen Lisa 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* Harold Morris, d/b/a Morris Development/Company, his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 2nd *day of* ~~April~~ May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rita Ann Oakes Price

By: Mary Margaret Oakes
Mary Margaret Oakes, Attorney in Fact for Rita Ann Oakes Price

Ellen Lisa Oakes

By: Mary Margaret Oakes
Mary Margaret Oakes, Attorney in Fact for Ellen Lisa Oakes

Oakes & Smith Realty Co., Inc.

By: A. V. Oakes
A. V. Oakes, President

Jim B. Smith
Jim B. Smith, Sec.-Treas.

Mary Margaret Oakes
Mary Margaret Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* Mary Margaret Oakes,

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* [illegible] *day of* ~~April~~ May, *19* 74.

[signature]
Notary Public.

Commission Expires My Commission Expires NOV. 4, 1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of ~~April~~ May, 1974, before me personally appeared Mary Margaret Oakes, to me known to be the person who executed the foregoing instrument in behalf of Rita Ann Oakes Price, and acknowledged that she executed the same as the free act and deed of the said Rita Ann Oakes Price.

Witness my hand and official seal at office in Nashville, Tennessee, this the 1 day of ~~April~~ May, 1974.

[signature]
Notary Public

My Commission Expires: _____

My Commission Expires NOV. 4, 1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of ~~April~~ May, 1974, before me personally appeared Mary Margaret Oakes, to me known to be the person who executed the foregoing instrument in behalf of Ellen Lisa Oakes, and acknowledged that she executed the same as the free act and deed of the said Ellen Lisa Oakes.

Witness my hand and official seal at office in Nashville, Tenn., this the 1 day of ~~April~~ May, 1974.

[signature]
Notary Public

My Commission Expires: _____

My Commission Expires NOV. 4, 1974

STATE OF TENNESSEE
DAVIDSON County

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Before me, Will M. Smith, a Notary Public within and for the State and County aforesaid, personally appeared A. V. Oakes, and Jim B. Smith, with whom I am personally acquainted and who upon {XXXXXX their several oaths} acknowledged {XXXXXX themselves} to be the President and Secretary-Treas. respectively of the Oakes & Smith Realty Co., Inc. the within named bargainor, a corporation, and that {XX they} as such President and Secretary-Treasurer, 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 President and attesting the same by the said as such Secretary-Treasurer.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of ~~April~~ May, 1974.

My commission expires Commission Expires NOV. 4, 1974

Will M. Smith
Notary Public

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.
AND MARY MARGARET OAKES,
ET AL

TO

HAROLD F. MORRIS, d/b/a
MORRIS DEVELOPMENT COMPANY

C 53423

IDENTIF. REFERENCE

MAY 9 9 40 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON