BOOK 4834 PAGE 736

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanford A. V. Oakes (NAME)	Lomas & Nettleton Co. (NAME)	Map 147-8
Rt.2, Dahlia Dr. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Par 139
Brentwood, Tenn. 37027 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	5D-03841

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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3751, page 577, Register's Office for Davidson County, Tennessee.

We, John P. Steinbruner and wife, Susan J. Lewis Steinbruner,

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

Stanford A. V. Oakes and wife, Corinne T. Oakes, their

~~successors~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 89 fronts 76 feet on the westerly side of Faulkner Drive and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to John P. Steinbruner and wife, Susan J. Lewis Steinbruner, by deed from James E. Carroll and wife, Dorothy D. Carroll, of record in Book 4330, page 743, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,753.00

Subscribed and sworn to before me, this the 12th day of July 19 74

Affiant

My commission expires: 2-8-78 (Affix Seal)

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON REAL ESTATE TRANSFER TAX JUL 15 1974

This is unimproved ( ) improved (X) property, known as 3751 Faulkner Dr., Nashville, Tenn. 37211
(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

Stanford A. V. Oakes and wife, Corinne T. Oakes, their ~~successors~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Stanford A. V. Oakes and wife, Corinne T. Oakes, their

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

Witness our hand S this 12th day of July, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John P. Steinbruner

Susan J. Lewis Steinbruner

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Steinbruner and wife, Susan J. Lewis Steinbruner, the within named bargainor.S., 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, this 12th day of July, 1974.

Jim B. Smith Notary Public

Commission expires 2-8-1978

JIM B. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

JUL 16 74	CONV	23,765.53				
JUL 16 74	S'TAX		A*	61.88		
JUL 16 74	PR'FEE		A*	.50		
JUL 16 74	W'DEED		A*	4.00	*	66.38

WARRANTY DEED

FROM

JOHN P. STEINBRUNER, ET UX

TO

STANFORD A. V. OAKES, ET UX

C 6 3 1 7 1

IDENTIF. REFERENCE

JUL 16 11 21 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON