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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Mary Margaret Oakes

TO
Juan J. Touya, JR./Et Ux

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan J. Touya, Jr. (NAME)	First Federal Savings & Loan (NAME)	144-10 Map
2231 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	16 Par
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Mo

(FOR REGISTER'S USE)

012706

FOR TITLE REFERENCE

AUG 25 2 47 PM '75

FEE ... DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1975

Notary Public

MY COMMISSION EXPIRES: 8-[illegible]

(AFFIX SEAL)

NOTARY PUBLIC LAKE CO. STATE OF TENN.

For and in Consideration of the sum of ---------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by JUAN J. TOUYA, JR. and wife, M. CLARA TOUYA, and other good and valuable considerations, receipt of which is hereby acknowledged,

MARY MARGARET OAKES

has ~~XXX~~ have bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said

JUAN J. TOUYA, JR. and wife, M. CLARA TOUYA

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

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Chickering Valley of record inBook 2331, Pages 121, 122 and 123, Register's Office for said county.

SAID Lot No. 36 fronts 162 feet on the westerly side of Chickering Lane and runs back 305 feet on the northerly line and 314.2 feet on the southerly line to a broken rear line on which it measures 157.5 feet, (actual field measurement being 162.5 feet).

BEING the same property conveyed to E. W. Oakes and wife, Mary Margaret Oakes, by deed from Andrew Ewing, Trustee, of record in Book 2929, Page 101, Register's Office for Davidson County, Tennessee. The said E. W. Oakes having since died.

This conveyance is made subject to the plan of record which shows an owners certificate, a 100 foot minimum building setback line from Chickering Lane, and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 30-foot utility anchor easement located on the northeasterly corner of said lot; said 100 foot minimum setback line was amended to 80 feet of record in Book 3221, Page 117,; restrictions of record in Book 2542, Page 25, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved } (X) property, known as 2231 Chickering Lane (House Number) (Street) Nashville 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 JUAN J. TOUYA,JR. and wife, M. CLARA TOUYA their heirs and assigns, forever.

And I do covenant with the said JUAN J. TOUYA,JR. and wife, M. CLARA TOUYA that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And I, Mary Margaret Oakes do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JUAN J. TOUYA,JR. and wife, M. CLARA TOUYA, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of August, 19 75

Mary Margaret Oakes
MARY MARGARET OAKES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, 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 25th day of August, 19 75

George W. Pickens, Notary Public.

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11/12/75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, AUG25 CONV 76,000.00, a Notary Public of the State and
AUG25 STAX A* 197.60
County aforesaid, personally appeared A* .50
with whom I am personally acquainted, and who, upon oath, acknowledged A* self to be 202.10
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