BOOK 4954 PAGE 795

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanford A.V. Oakes	Kimbrough-Kavanaugh & Assoc.	Map 133-7
(NAME)	(NAME)	
Rt. 2, Dahlia Dr.	404 James Robertson Pkwy.	Par 97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn. 37027	Nashville, Tenn. 37219	6DA-55710
(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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3888, page 66, Register's Office for Davidson County, Tennessee.

We, James C. Foster and wife, Linda G. Foster,

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. 33 on the revised Plan of Parma Heights Subdivision, Section 2, of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 80 feet on the easterly side of Colby Drive and runs back between lines 223.2 feet on the northerly line and 208.6 feet on the southerly line, to a dead line on which it measures 40.4 feet.

Being the same property conveyed to James C. Foster and wife, Linda G. Foster, by deed from Richard A. Hargrove and wife, Betty A. Hargrove, of record in Book 4132, page 583, Register's Office for said County.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,908.86

Subscribed and sworn to before me, this the 25th day of September 1975

Affiant A V Oakes

My commission expires: Dec. 3 1978 (Affix Seal)

Notary Public Mary C. Kilpatrick

This is unimproved ( ) improved (X) property, known as 3310 Colby Dr. (House Number) Nashville, Tenn. 37211 (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 25th *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Phillips Saindon (Comp)

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

James C. Foster

Linda G. Foster

BOOK 4954 PAGE 796

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Kilpatrick, a Notary Public in and for said County and State, James C. Foster and wife, Linda G. Foster,

the within named bargainors, 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, Tennessee this 25th day of September, 19 75.

Commission expires Dec. 3, 1978

Mary E. Kilpatrick
Notary Public

MARY E. KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

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.....

SEP 26 75 CONV 18,908.86
SEP 26 75 S'TAX A* 49.14
SEP 26 75 PR'FEE A* .50
SEP 26 75 W'DEED A* 4.00 * 53.64

WARRANTY DEED

FROM

JAMES C. FOSTER, ET UX

TO

STANFORD A. V. OAKES, ET UX

OAKES AND SMITH REALTY CO., INC.

D 17252

IDENTIF. REFERENCE

SEP 26 8 13 AM '75

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