This Instrument prepared by J.B. Downey, Attorney . BOOK 5021 PAGE 369

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Parsons, III	New Owner	
(NAME:) Oak Hill Estates	(NAME:)	160-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	28
(CITY) (P. O. ZONE) (STATE) Nashville, Tenn.	(CITY) (ZONE) (STATE)	P/O

For and in consideration of the sum of Ten Dollars cash in hand paid and other good and valuable considerations including the agreement by the Grantees herein to stabilize the drainage ditches in front of said lot described below, and any ditch running through or adjacent to said lot, if any. Stabilization of said ditches shall be constructed in accordance with the plan of record in Book 4860, pages 3, 4, and 5, and said work shall be completed within 24 months. The Grantees also agree to maintain said ditches until the City of Oak Hill assumed the maintenance of the ditches adjacent to the roads. DOLLARS

I have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Parsons, III & wife Sherry M. Parsons their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot # 137 on the plan of Oak Hill Estates, Section III as of record in Book 4860, page 3, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J.B. Downey, Trustee by deed from Sarah S. Stengel et al, by deed of record in Book 3992 page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1976, Restrictive covenants of record, and the plat of record showing easements and set back lines.

unimproved (X)
This is improved ( ) property, known as Lot 137 Oak Hill Estates Nashville, Tennessee
(House Number) (Street) 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 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. Wherever 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 hand this 30th day of March, 1976

J.B. Downey, Trustee

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF October 1976.

Notary Public

MY COMMISSION EXPIRES: April 12 1979

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.B. Downey, Jr, a Notary Public in and for said County and State, the within named J.B. Downey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of March 1976

Commission expires 10/31/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
J.B. DOWNEY, TRUSTEE

TO
ROBERT L. PARSONS, III ET UX

D 47426

IDENTIF. REFERENCE

MAY 3 3 42 PM '76

REGISTER
DAVIDSON CO. TENN.

MAY-3 CONV 13,900.00
S'TAX B* 36.14
R'FEE B* .50
M'DEED B* 4.00 * 40.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.