JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

BOOK 5061 PAGE 607

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Willard Oakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 6-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Atty. 3937 Gallatin Rd., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Oakley & Son Lumber Co. (NAME)	Same (NAME)	78-70
707 42Nd. Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	80-23238
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, James M. Fischer, Jr., Trustee, with full power to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willard Oakley & Son Lumber Co.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Land in the eighth Civil District of Davidson County, Tennessee, being a 6.95 Acre tract, more or less, according to a survey dated July 7, 1971, by L.C. Petty, Tenn. Registered Surveyor #55, and more fully described as follows: Beginning at a point in the easterly margin of River Road; said point being 2,024 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee: thence North 15 ° 16" West 200' feet in the easterly margin of River Road to a steel post; thence north 78° 6" east 348 feet to a steel post: thence south 85° 43" east 1421 feet to a steel post; thence South 3° 15" east 143 feet with the meanders of the Cumberland River, to a point; thence north 86° 13" west 59 feet, more or less, to a steel post; thence north 86° 13" west 1359 feet, to a steel post; thence south 74° 26" west 377 feet to the point of beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee, with full power to mortgage, sell, convey and other wise dispose of said real property without joinder of any beneficiary, by deed, from James C. Dale, Jr., Trustee of record in Book 4457, Page 176, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

This is improved ( ) unimproved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of June, 1976

James M. Fischer, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., Trustee, with full power to mortgage, sell, convey & otherwise dispose of said real property without joinder of any beneficiary.

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 seat at Nashville, Tennessee, this 24th day of June, 1976.

Commission expires My Commission Expires Dec. 5, 1977

Edna Earls Crutcher
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 seat at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 64680

WARRANTY DEED

FROM James M. Fischer, Jr., Trustee

TO Willard Oakley & Son Lumber Co.

IDENTIF. REFERENCE

AUG 24 2 37 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JIM STEVENS REALTY AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

AUG24'76	CONV	10,000.00			
AUG24'76	S'TAX		B*	26.00	
AUG24'76	PR'FEE		B*	.50	
AUG24'76	W'DEED		B*	4.00	* 30.50