WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95.4 42	Mr. & Mrs. B. N. Oakley 2509 Lebanon Road Nashville, Tennessee	Same
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
3D 4175	2509 Lebanon Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

ALICE H. WAGENBACH and FRANCES H. RAINEY, the heris-at-law of Paul D. Hargis,

FEB23	CONV	80,000.00		
FEB23	S'TAX		B* 208.00	
FEB23	PR'FEE		B* .50	
FEB23	W'DEED		B* 4.00	* 212.50

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B. N. OAKLEY and wife, JANE OAKLEY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No. 2 in the L.W. Vaughn and Ellis Brothers Subdivision of the Arch Harper Home Place, the plan of which is of record in Book 332, page 172, Register's Office for Davidson County, Tennessee.

BECINNING at a point in the center of the Lebanon Pike 335 feet easterly from the center line intersection of said Lebanon Pike with the center line intersection of McGavock Lane, said point also being the northeast corner of a lot fronting 25 feet on said Pike conveyed to Evelyn C. Lipscomb by W. Wayne Hargis, et ux, et als, on the 18th day of July, 1943 running thence with the east boundary line of said lot conveyed to Evelyn C. Lipscomb, afore said, south 11¼ degrees east 379.4 feet to a stake in the back line of the lands owned by Mrs. Alice M. Hargis, deceased, at the time of her death; thence south 84 degrees east and continuing with the back line of said property owned by the said Mrs. Alice M. Hargis, 104.4 feet to a stake in the said line; thence north 11¼ degrees west 410.3 feet to the center of the Lebanon Pike; thence south 78-3/4 degrees west and with the center of said Pike 100 feet to the point of beginning.

BEING the same property conveyed to Paul D. Hargis, by deed from W. Wayne Hargis, et al, of record in Book 1272, page 553, Register's Office for Davidson County, Tennessee; the said Paul D. Hargis having since died and leaving said property by will to Alice H. Wagenbach and Frances H. Rainey, said will being of record in Will Book 110, page 516, Office of the Clerk of Probate Court of Davidson County, Tennessee. (NOTE: The trusts provided for in said will have been duly declined by the beneficiaries per statement on file with the Third National Bank, Executor)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1975 taxes which have been assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of February, 1975.

Alice H. Wagenbach

ALICE H. WAGENBACH

Frances H. Rainey

FRANCES H. RAINEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frances H. Rainey

the bargainor(s), 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, the 7th day of February, 1975.

My commission expires: 7-27-77

Notary Public

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, DENISE M BRUNO, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alice H. Wagenbach

the bargainor(s), 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 NEW YORK, New York, this, the 10 day of FEBRUARY, 1975.

DENISE M. BRUNO
Notary Public, State of New York
No. 31-4504720
Qualified in New York County
Commission Expires March 30, 197[illegible]

My commission expires:

Denise M Bruno
Notary Public

(Seal Please)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February 1975

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ALICE H. WAGENBACH and

FRANCES H. RAINEY

TO

B. N. OAKLEY and wife,

JANE OAKLEY

THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

D 9060

IDENTIF. REFERENCE

FEB 13 3 27 PM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public