FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,350.00

Chalmer E. Oaks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May 19 77

Lucien Dale
Notary Public

MY COMMISSION EXPIRES: Apr 14, 1979
(AFFIX SEAL)

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mail

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, Attorney, 1406 Nashville City Bank & Trust Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chalmer E. Oaks, et ux, Madolia M. Oaks and Geraldean Oaks (NAME)	Same (NAME)	Map 105-7
519 Hagan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 77
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	# 10258

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, Chalmer E. Oaks and Madolia M. Oaks,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ourselves, Chalmer E. Oaks and wife, Madolia M. Oaks, and in addition thereto Geraldean Oaks, an one-fourth (1/4th) interest in fee, together with a life estate in the remaining three-fourths (3/4ths) undivided interest,

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:

Being Lot No. 44 on the Map of Hagan and Merritt's Re-Subdivision of the Merritt property, as of record in Book 161, Page 49, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being part of the same property conveyed to Chalmer E. Oaks and wife, Madolia M. Oaks by Warranty Deed from J. T. Brooks and wife, Rosa Bell Brooks of record in Book 1340, Page 608, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 519 Hagan Street, Nashville, Tennessee 37203
(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 our hand s this 17th day of May, 1977

Chalmer E. Oaks

Madolia M. Oaks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~Judy M. Butler~~ Lucien Dale, a Notary Public in and for said County and State, the within named Chalmer E. Oaks and wife, Madolia M. Oaks

the bargainor S, 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 17th day of May 1977

Commission expires ~~4/29/81~~ Apr. 14 1979

Lucien Dale
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
CHALMER E. OAKS AND WIFE,
MADOLIA M. OAKS

TO
CHALMER E. OAKS AND WIFE,
MADOLIA M. OAKS AND A
ONE-FOURTH UNDIVIDED INTEREST
TO GERALDEAN OAKS

E 05680

IDENTIF. REFERENCE

MAY 25 3 39 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 25 77	CONV	*1,350.00			
MAY 25 77	S'TAX		B*	3.38	
MAY 25 77	PR'FEE		B*	.50	
MAY 25 77	W'DEED		B*	4.00	* 7.88