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FORM NO. WD-1

E13141

IDENTIF. REFERENCE

JUL 7 11 57 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL R. CHANCE, et ux (NAME)	SECURITY FEDERAL SAVINGS AND LOAN (NAME)	
5043 Suter Drive (STREET ADDRESS OR ROUTE NUMBER)	Hillsboro Road (STREET ADDRESS)	117-10
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	17

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, RALPH THOMAS OATS, et ux CATHY T. OATS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. CHANCE, et ux PATRICIA J. CHANCE

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. 242 on the Plan of Caldwell Country Estates, Section V, of record in Book 3300, page 16, Register's Office for said County.

SAID Lot No. 242 fronts 108.00 feet on the northwesterly margin of Suter Drive and runs back between lines 206.5 feet on the southwesterly line and 217.74 feet on the northeasterly line, to a dead line measuring 104.23 feet thereon.

BEING the same property conveyed to Ralph Thomas Oats and wife, Cathy T. Oats by deed from Roberta F. Arnold of record in Book 5082, page 143, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to SEcurity Federal Savings & Loan Association, of record in Book 5082, page 145, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 5043 Suter Drive, Nashville, Tennessee 37211
(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 6th day of July, 19 77

Ralph Thomas Oats
RALPH THOMAS OATS

Cathy T Oats
CATHY T. OATS

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 RALPH THOMAS OATS, et ux CATHY T. OATS

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 6th day of July, 1977

Commission expires 10/25/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
RALPH THOMAS OATS, et ux
CATHY T. OATS

TO
MICHAEL R. CHANCE, et ux
PATRICIA J. CHANCE

PLEASE FILE BOX "7"

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-77 CONV 38,150.00
JUL-77 S'TAX B* 99.00
JUL-77 PR'FEE B* .50
JUL-77 W/DEED B* 4.00 * 103.56