WARRANTY DEED BOOK 5231 PAGE 896

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
FRANCES A. OMAN SAME 146-6
Route 6
Brentwood, Tennessee 37207

FOR AND IN CONSIDERATION of the conveyance, by GRANTORS, of a tract of land in the City of Oak Hill, Tennessee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jack A. Oman, joined by my wife Argie C. Oman, who joins herein for the sole purpose of releasing and waiving any and all rights which I may have in and to the herein conveyed tract of land and for no other purpose, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Frances A. Oman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in the City of Oak Hill, Davidson County, State of Tennessee, described as follows, To-wit:

Beginning at a point marked by a railroad rail monument in the easterly margin of the Radnor Lake tract as conveyed to George Collin, Tr., from the L&N Railroad Company, Book 3675, page 322, Register's Office, Davidson County, said monument being located N. 67°-54' W. 27.45 ft. from the center of the Forest Hills Subdivision Metro Water Tank; thence N. 4°-46' E. 196.6 ft. to an iron pin in the southwest corner of Lot No. 2 Forest Hills Subdivision Section 5 recorded in Book 3106, page 122, as conveyed to F. E. Kent; thence N. 21°-16' W. 444.06 ft. to a point in Otter Creek Road; thence along said road S. 42°-10'; W. 307.50 ft.; thence North 5°-25' W. 19.2 ft.; thence S. 46°-06' W. 45.00 ft.; thence S. 44°-55' E. 535.25 ft. to point of beginning; enclosing an area of 2.42 acres.

A common easement for access drive and utility lines and for the benefit of present or future owners of all lands abutting both sides of said easement is reserved on a 30 ft. wide strip with its center line starting at the beginning point of the description above and extending N. 44°-55' W. 535.25 ft. to Otter Creek Road.

Being the same property which was conveyed to Jack A. Oman by deed of George A. Collin, Trustee, of record in Book 4768, page 398, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street)
Oak Hill, Tennessee
(P.O. Box) (City of 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 GRANTEE, his heirs and assigns, forever, and we do covenant with the said GRANTEE 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 aplicable to all genders. The warranties of Argie C. Oman are limited to the sole purpose of releasing and waiving any rights or interests in siad property by reason of being the wife of Jack A. Oman.

WITNESS our hands this 8th day of December, 1977.

Jack A. Oman
JACK A. OMAN

Argie C. Oman
ARGIE C. OMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia W. Pickard, a Notary Public in and for said County and State, the within named JACK A. OMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 8th day of December, 1977.

Claudia W. Pickard
NOTARY PUBLIC AT LARGE

My Commission Expires: July 25, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia W. Pickard, a Notary Public in and for said County and State, the within named ARGIE C. OMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 8th day of December, 1977.

Claudia W. Pickard
NOTARY PUBLIC AT LARGE

My Commission Expires: July 25, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 30,000.00

Albert DeNavero
Affiant

Subscribed and sworn to before me this 8th day of December, 1977.

Claudia W. Pickard
NOTARY PUBLIC AT LARGE

My Commission Expires: July 25, 1979

E41095

T
IDENTIF. REFERENCE

DEC 9 2 45 PM '77

FELIX [illegible]
DAVIDSON [illegible]

DEC-97	CONV	30,000.00			
DEC-97	S'TAX		B*	78.00	
DEC-97	PR'FEE		B*	.50	
DEC-97	W'DEED		B*	4.00	* 82.50