1st Federal

BOOK 5240 PAGE 6

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	First Federal Savings & Loan	6DA-06085
(NAME:)	(NAME)	
	Union at Fourth Avenue	119-5-64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, James L. Oakes, Jr. and wife, Margaret Ann Oakes,

have this day bargained and sold, and do hereby transfer and convey unto the said James Paul Stapleton, single, his ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 50 feet of Lot No. 8 on the Map of W. F. Davis' Subdivision of Block No. 22, Cumberland Nurseries Plan, as of record in Book 332, page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet on the westerly side of Foster Avenue and runs back 78.9 feet on the northerly line and 78.92 feet on the southerly line, with the northerly margin of an alley to the easterly line of Lot No. 7, measuring 50 feet thereon.

Being the same property conveyed to James L. Oakes, Jr. and wife, Margaret Ann Oakes, by deed from Billy Sparks Akin as of record in Book 4320, page 805. Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 4th day of January 1978

Affiant James Paul Stapleton

My commission expires: 8-13-80 (Affix Seal)

Notary Public Dorothy A. Ferguson

This is unimproved ( ) improved (X) property, known as 2401 Foster Avenue, Nashville, Tennessee 37211.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Paul Stapleton, single, his ~~XXXXXXX~~

We we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Paul Stapleton, single, his ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 4th day of ~~December~~ January 19 ~~77~~ 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Oakes, Jr.

Margaret Ann Oakes

This Instrument Was Prepared By
Phillip Saindon (Temp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James L. Oakes, Jr. and wife, Margaret Ann Oakes,

the within named 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* 4th *day of* ~~December~~ January, *19* ~~77~~ 78

Dorothy A. Wilson *Notary Public*

Commission expires 8-13-80

NOTARY PUBLIC STATE OF TENNESSEE DOROTHY A. WILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN-4 78	CONV	*8,000.00			
JAN-4 78	S'TAX		8*	20.80	
JAN-4 78	PR'FEE		8*	.50	
JAN-4 78	W'DEED		8*	4.00	* 25.30

WARRANTY DEED

FROM
JAMES L. OAKES, JR., ET UX

TO
JAMES PAUL STAPLETON, SINGLE

E 44635

IDENTIF. REFERENCE

JAN 4 1 26 PM '78

FELIX E. [illegible]
DAVIDSON [illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON