BOOK 5654 PAGE 391 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$30,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER 1980.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Oatts	Engel Mortgage Company, Inc.	12DZ-9575
(NAME)	(NAME)	
3058 Hillside Road	P. O. Box 847	60-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37207	Birmingham, AL. 35201	36
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Bobby Downs, and husband, Wayne Downs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard S. Oatts, unmarried

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 part of Lot No. 7 on the Map of E. A. Lindsley's Subdivsion, of record in Book 547, Page 144, Register's Office, Davidson County, Tennessee; being Lot 7-F shown on the survey of the easterly part of Lot No. 7 by William C. Parrish, dated August 24, 1957, and further described according to a survey by John Kohl, dated August 18, 1980, as follows:
SAID Lot 7-F fronts 50 feet on the westerly margin of Hillside Road and runs back between parallel lines, 196.6 feet on the southerly margin and 195.9 feet on the northerly margin to a dead line in the rear, whereon it measures 50 feet.

BEING the same property conveyed to Bobby Downs by deed from Fonz C. Jamison of record in Book 5622, Page 639, said Register's Office. Wayne Downs herein joins to convey any and all rights and interest he may have; especially his marital rights.

THIS conveyance is subject to a joint driveway easement of record in said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved / improved } property, known as 3058 Hillside Road (House Number) (Street) Nashville, TN. 37207 (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 19TH day of SEPTEMBER, 1980

Bobby Downs Wayne Downs

Bobby Downs Wayne Downs

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 Bobby Downs and husband, Wayne Downs

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 19TH day of SEPTEMBER, 19 80.

Commission expires 1/15/84

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

G 0 9 0 3 2

WARRANTY DEED

FROM
Bobby Downs

TO
Richard S. Oatts

T
IDENTIF. REFERENCE

SEP 22 3 08 PM '80

FAYE T. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
[illegible] fortune building 1
[illegible] plus park boulevard
[illegible]ville, tennessee 37217

FILE BOX #24

CHECK
05/22 86.33-

3838

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30750.00- CO	
			79.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	86.32-
			3838A09/22/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

609032

IDENTIF. REFERENCE

SEP 22 3 08 PM '80

No. 781649