FORM NO. WD-1

BOOK 6022 PAGE 515

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1983.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 18 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. O'Sail (NAME)	Same (NAME)	107-14 69
925 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217 (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, James B. Fowlkes and wife, Nellie Rogers Fowlkes,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. O'Sail and wife, Etha Bone O'Sail

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. 160, on the Map of Miro Meadows Subdivision, of record in Book 1424, pages 94 and 95, of the Register's Office for said County.

Said Lot No. 160 fronts 90 feet on the westerly side of Kipling Drive and runs back between lines, 138.9 feet on the north line and 143 feet on the south line to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to James B. Fowlkes and wife, Delphia S. Fowlkes, by deed from Ernest Miller and wife, Erline Ray Miller, of record in Book 1878, page 627, Register's Office for Davidson County, Tennessee. Delphia Smith Fowlkes conveyed her interest in said property to James Buford Fowlkes by quitclaim deed of record in Book 5894, page 437, Register's Office for Davidson County, Tennessee.

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

FEE $ 7.50 WILLIAM H. HALL III REGISTER DAVIDSON COUNTY, TN
MAR 17 9 25 AM '83

IDENTIF. REFERENCE

H 36706

This is { unimproved ( ) / improved (X)} property, known as 925 Kipling Drive, Nashville, Tennessee 37217
(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 hands this 16th day of March, 1983

James B. Fowlkes
JAMES B. FOWLKES

Nellie Rogers Fowlkes
NELLIE ROGERS FOWLKES

03/17/83 #36706 39.50

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 James B. Fowlkes and wife, Nellie Rogers Fowlkes

the bargainors, 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 16th day of March, 1983.

Commission expires My Commission Expires JAN 13, 1987

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

JAMES B. FOWLKES AND WIFE,

NELLIE ROGERS FOWLKES

TO

JOHN W. O'SAIL AND WIFE,

ETHA BONE O'SAIL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6022 PAGE 517

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
			29000.00-	CO
			75.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	81.90-
3964	A03/17/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 7.0 6

IDENTIF. REFERENCE

MAR 17 9 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935896